



Castle Meadows
Launceston | Cornwall

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property
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A spacious 3 bedroom semi-detached bungalow with parking, garage and gardens situated in a popular residential area. The property features light and airy living accommodation and offers good access to local amenities.

The property is approached via a driveway at the front with parking for 2 cars and the single garage. There is gated side access and a gravelled area to the side alongside a well stocked front garden with a range of fruit trees and shrubbery. Steps lead down to the property where there is an entrance hallway which is a spacious first impression and leads into the main hallway where there is an open storage cupboard.

The accommodation includes an open-plan lounge and dining room with a picture window overlooking the rear garden and a fireplace with a woodburner. There is a fitted kitchen which again overlooks the rear garden and has a door to the side. There are 3 bedrooms alongside a remodelled shower room which has an airing cupboard.

At the rear of the property there is useful basement storage and a patio area which leads into the main garden which is tiered and the top tier is laid to lawn. A gravelled pathway leads down to a further area where there is a greenhouse and another area which is a work in progress and would allow the purchaser to put their own stamp on the garden.



Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 7DZ. From Launceston exit the town centre along Western Road. At the traffic lights turn right into St Johns road. After a short distance turn right into Castle Meadow and bear left. The property will be seen shortly on your right hand side.

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Entrance Hallway

Kitchen

13'1" x 9'11" (4.00m x 3.04m)

3.04m extends to 4.01m

Living Room / Dining Room

17'11" x 11'10" (5.48m x 3.62m)

Bedroom 1

12'11" x 9'11" (3.96m x 3.04m)

3.96m narrows to 2.46m

3.04m narrows to 2.06m

Bedroom 2

11'11" x 8'11" (3.64m x 2.72m)

Bedroom 3

8'9" x 8'4" (2.68m x 2.56m)

Shower Room

9'3" x 5'10" (2.83m x 1.78)

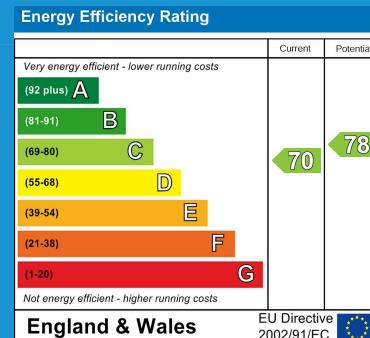
2.83m narrows to 1.64m

1.78m narrows to 1.17m

Services

Mains Electricity, Water, Gas and Drainage.

Council Tax Band C



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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