

Beech House | Tavistock Road | Launceston



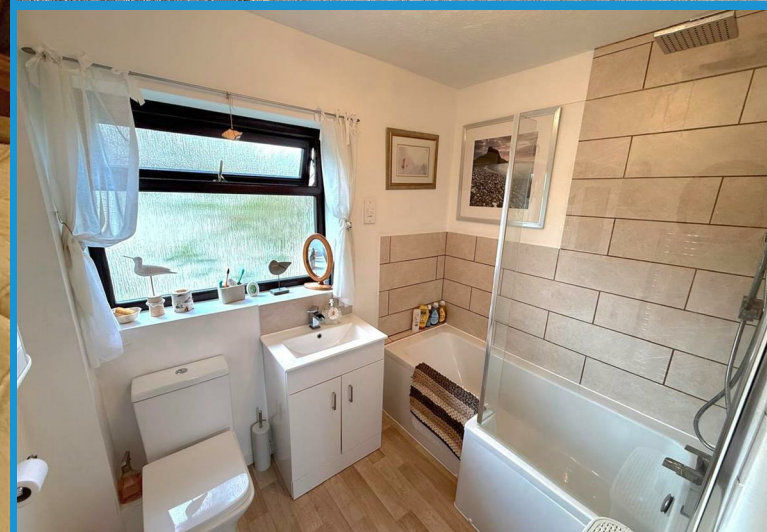


Located in a convenient position is this individual detached home offering 3 bedrooms and several reception rooms. Outside, the property has a beautiful enclosed garden plus ample off road parking for 5 vehicles and a single garage with electric.

You step into a welcoming hallway with stairs to the first floor. The lounge is dual aspect with a large picture window overlooking the front lawn. The separate dining room is rear aspect and perfect for family get together's. Sliding patio doors open into the rear triple aspect garden room with a solid roof and stunning views over the landscaped rear garden. Also, over looking the garden is the kitchen/breakfast room with a range of modern eye and base level units plus integrated appliances. The kitchen area is open plan to a generous utility space with a door out to the driveway. Also located on the ground floor is a shower room with a matching 3 piece suite.

On the first floor are 3 bedrooms and a family bathroom. The landing has a large recess ideal as a home office area. Adjoining here is a small door that opens into a large recess area. The main bedroom overlooks the rear garden and is a generous double room with built in bedroom furniture. Adjoining the bedroom is a useful en suite shower room. Bedroom 2 is another double bedroom with plenty of space for furniture. Finally bedroom 3 is a single bedroom with a built in storage cupboard. All the bedrooms share use of the family bathroom with a matching 3 piece suite including a shower over the bath.

The property is approached off a private shared lane onto a large driveway. This area has huge scope to be extended over (STP) to create a larger family home. The South facing rear garden is fully enclosed to all sides and has been carefully landscaped with a range of well stocked flower borders, a large variety of fruit trees and bushes creating colour and interest all year round. There is a large area of lawn which continues to the side plus several paved seating areas



- Individual detached family home
- 3 bedrooms (1 en suite)
- Several receptions rooms including a triple aspect garden room
- Beautiful enclosed rear garden with flower borders and fruit trees.

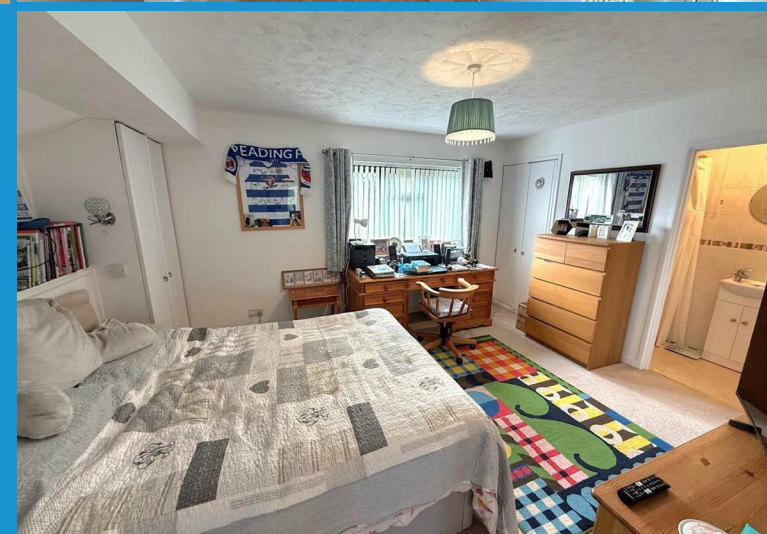
- Scope to extend to the side and rear (STP)
- Ample off road parking for 5 vehicles.
- Space for dishwasher, fridge, freezer, washing machine and tumble dryer.
- House is in a shared cul-de-sac of just three individual detached houses.

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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 to the property is PL15 9HQ. Exit Launceston passing Tesco onto Tavistock road. Proceed over the flyover. and the entrance to the property will be seen shortly after on your right hand side. Follow this private road and the property will be seen on your left.





Entrance Hallway
21'6" x 6'9" (6.56m x 2.06m)

Sitting Room
16'2" x 12'6" (4.95m x 3.83m)

Dining Room
11'9" x 10'11" (3.60m x 3.35m)

Kitchen / Breakfast Room
14'8" x 11'9" (4.48m x 3.59m)

Utility Room
10'1" x 5'1" (3.09m x 1.55m)

Shower Room
7'7" x 5'7" (2.32m x 1.72m)

First Floor

Bedroom 1
12'4" x 11'11" (3.77m x 3.64m)

En-Suite
8'7" x 2'11" (2.63m x 0.89m)

Bedroom 2
15'6" x 12'7" (4.74m x 3.84m)
Into Eaves

Bedroom 3
7'6" x 6'10" (2.30m x 2.10m)

Bathroom
7'9" x 5'9" (2.37m x 1.77m)

Garage
7'9" x 5'9" (2.37m x 1.77m)

Services
Mains Electricity, Gas and Water
Private Drainage - Septic Tank
Located in the Garden
Council Tax Band E

Agents Note
Beech House and 2
neighbouring properties have
shared access over the entrance
driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
	EU Directive 2002/91/EC	



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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.