25 Penn Kernow

Launceston | Launceston

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Price Guide £197,500

Tucked away within a small development is this end of terrace modern home. The property has 2 bedrooms and a generous enclosed rear garden plus off road parking. Offered for sale with no chain.

You step into the entrance hallway with access into the front aspect sitting room. To one side are the stairs to the first floor. Beyond here is the inner hallway where you will see the ground floor cloakroom. Overlooking the rear garden is the kitchen/dining room. The kitchen area has a range of modern eye and base level units plus various integrated appliances. In front of the French doors out to the garden is a dining space.

On the first floor are 2 bedrooms and a family bathroom. The main bedroom is rear aspect enjoying some far reaching views of open countryside over rooftops. There is plenty of space for freestanding bedroom furniture. The second bedroom is another good size and is front aspect. Both bedrooms share use of the family bathroom which has a matching 3 piece suite including a shower over the bath.

To the side of the property is a driveway offering tandem off road parking for 2 vehicles. A gate takes you into the generous and enclosed rear garden that is primarily laid to lawn with a small patio area.

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 peninsular 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 to the property is PL15 9TN. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right hand side and cross over the A30 dual carriageway. At the roundabout, taking the first exit and immediately left again. Follow thjis road and turn right into Penn Kernow. Follow this road into the development bearing right. Turn sharpe right where the property will be seen immediately on your left. WhatThreeWords:-pats.stress.galleries

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Entrance Porch

Sitting Room
12'8" x 12'0" (3.88m x 3.66m)

WC
4'10" x 3'1" (1.48m x 0.94m)

Kitchen / Dining Room
11'11" x8'9" (3.64m x2.69m)

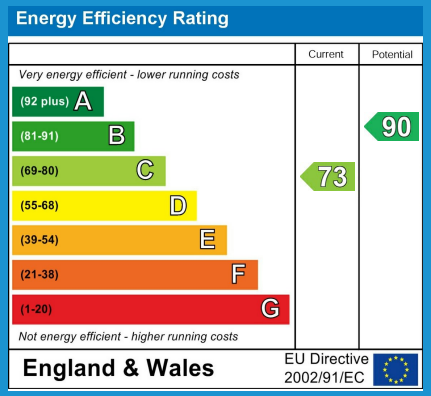
First Floor

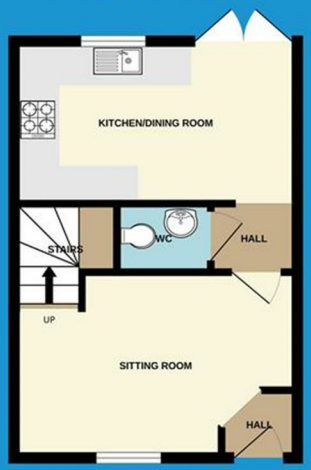
Bedroom 1
12'0" x 8'10" (3.66m x 2.70m)

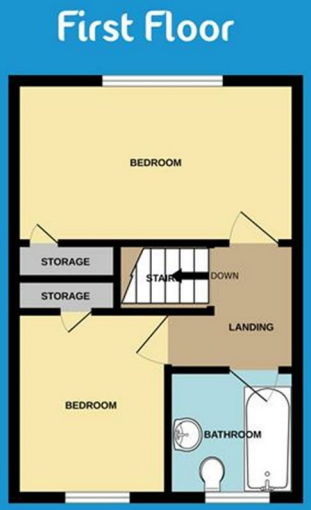
Bedroom 2
11'1" x 6'8" (3.38m x 2.05m)

Bathroom
8'4" x 4'11" (2.55m x 1.50m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band B







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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.

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