



Moorland Road
Launceston | Cornwall



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This 3 bedroom semi-detached house is positioned in a convenient location close to the primary school and on the town bus route. The property has a front garden, an enclosed rear garden and spacious accommodation throughout.

You step into the hallway with a WC leading off. There is a larger than average downstairs cupboard which is a great storage space. The kitchen has a range of eye and base level units with space under the worktop for appliances. The living room is a bright room with plenty of space for a dining table and chairs as well. Doors lead out from here to the rear garden which has an initial area of patio and is then laid to lawn with a garden shed.

On the first floor are 3 bedrooms and a bathroom. The bedrooms are a great size with bedroom 1 having a built in wardrobe. All bedrooms share use of the family bathroom which has a white 3 piece suite with an electric shower over the bath. There are also the benefit of 2 further storage cupboards on this level.



Situation

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 postal code is PL15 7DN. From the town centre follow Western Road towards Penryn. At the traffic lights turn right and follow this road through St. Johns. Past the police station and school the property can then be seen on your left hand side..

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Entrance Hallway
 14'0" x 5'8" (4.29m x 1.74m)
 4.29m narrows to 3.06m
 1.74m narrows to 1.10m

Living Room / Dining Room
 17'6" x 16'7" (5.34m x 5.06m)
 5.34m narrows to 3.52m
 5.06m narrows to 2.96m

Kitchen
 9'4" x 8'4" (2.86m x 2.55m)

WC
 4'9" x 2'7" (1.46m x 0.79m)

First Floor

Airing Cupboard
 5'10" x 2'5" (1.78m x 0.76m)

Cupboard
 2'11" x 1'11" (0.91m x 0.60m)

Bedroom 1
 13'8" x 8'9" (4.17m x 2.67m)

Bedroom 2
 12'5" x 8'9" (3.81m x 2.67m)

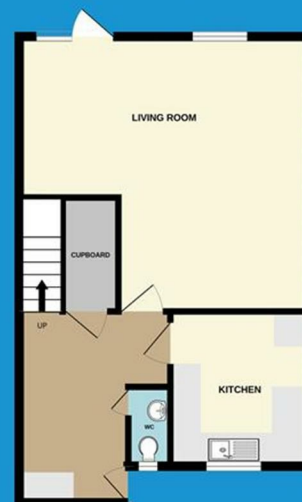
Bedroom 3
 8'10" x 8'5" (2.71m x 2.58m)

Bathroom
 6'6" x 5'8" (1.99m x 1.74m)

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

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	65	74
	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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