



4, Windmill Park



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, Launceston, Cornwall PL15 9GZ

Launceston Town Centre 0.3 miles - Bude 19.5 miles - Plymouth 25 miles

A detached family home with 3 double bedrooms in a sought after and convenient town location

- Detached House
- Off Road Parking x2
- 3 Double Bedrooms
- Family Bathroom and En Suite
- Tenure: Freehold
- Open Plan Kitchen/Diner
- South Facing Rear Garden
- Remainder of 10 Year Warranty
- Integrated Appliances
- Council Tax Band: D

Guide Price £340,000

SITUATION

The property is situated amongst a sought after residential development in a convenient yet peaceful town location. Only a short walk is Launceston's Coronation Park, a popular recreational area for families and dog walkers, along with Launceston Community Leisure Centre offering a range of leisure facilities including a swimming pool, gym and sports/fitness classes. The property is positioned only 0.3 miles from the town centre, with numerous shops, sporting and social clubs along with two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, supermarkets and an M&S Food Hall, as well as access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter where at Exeter.

DESCRIPTION

A well proportioned detached house with 3 double bedrooms and a generous south facing rear garden. A modern, timber frame and block construction, the property was completed in 2021 and would ideally suit families and couples alike, looking to be within close proximity to the town centre whilst having access nearby to Coronation Park for walking.



ACCOMMODATION

The accommodation throughout is presented in good order, with well proportioned rooms and natural light through the south facing rear aspect. There is a large, welcoming entrance hall from the front covered porch and a ground floor cloakroom with WC. The kitchen/diner has a stylish fitted kitchen and LED downlighting, with a range of integrated appliances including an induction hob with extractor, electric oven, dishwasher and fridge/freezer. There is ample storage space, polished work surfaces and space for a table and chairs alongside bi-folding doors to the rear garden. There is a useful utility store, with space and plumbing for white goods. The sitting room is a generous size, with a dual aspect and patio doors again to the rear garden.

The first floor presents 3 double bedrooms all with far reaching rural outlooks and a large store cupboard off the landing. The principle bedroom has a generous en-suite shower room with a tiled floor and contemporary suite. The family bathroom services the other 2 bedrooms, with a fitted suite including a bath and shower over.

OUTSIDE

A block paved driveway adjoins the front of the property with off road parking for 2 vehicles. A paved pathway leads to the front, alongside areas of lawn to the front and natural young hedging. There is access to the rear via a side pathway, where the garden faces predominantly south and has a large patio with steps to a raised lawn, fenced with raised flower beds.

SERVICES AND ADDITIONAL INFORMATION

Mains water, electricity and drainage. Mains gas fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. We understand there is a management company in place where the sellers have advised the currently contribute approximately £350 per annum towards the maintenance of any communal areas and roads in the future.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

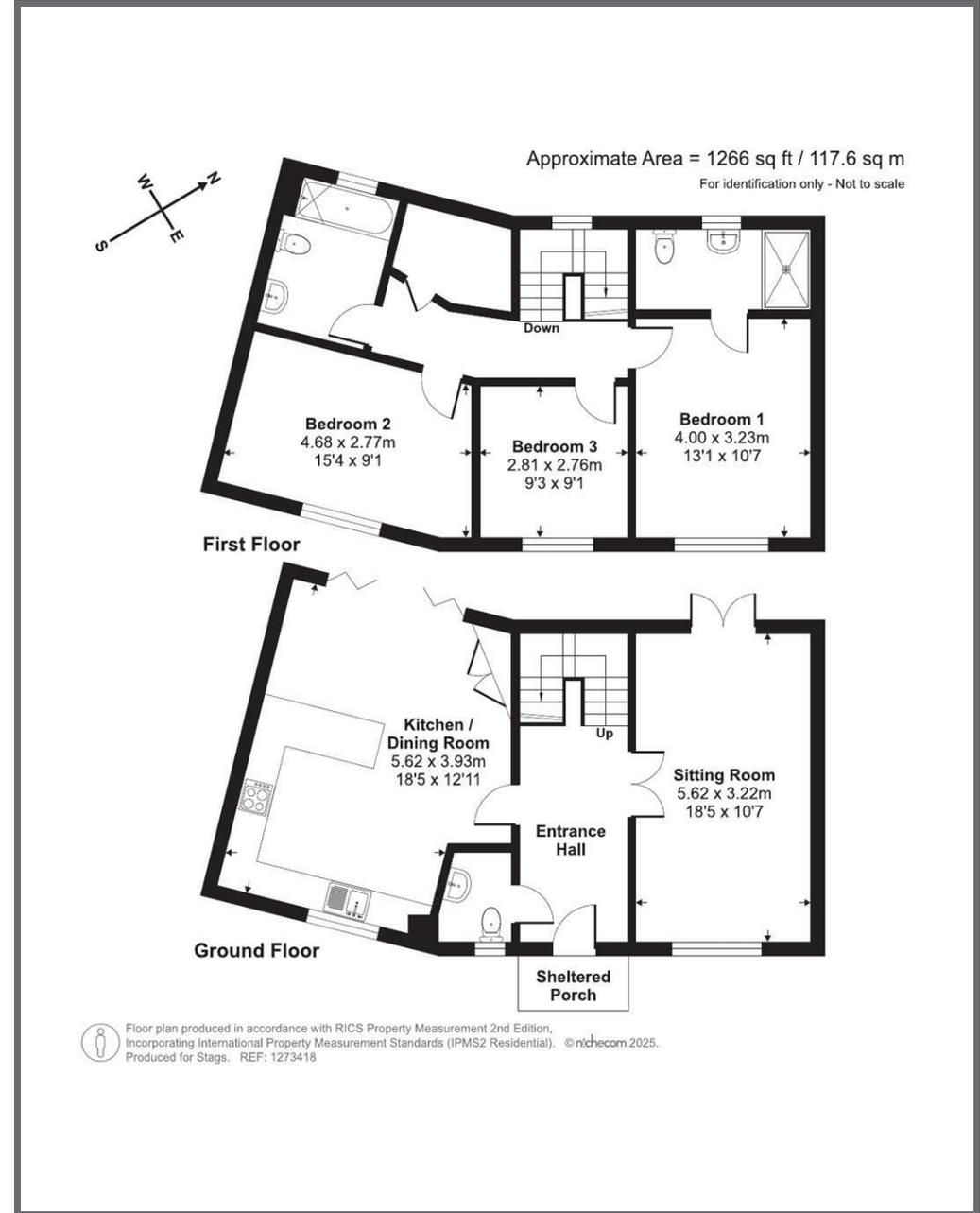
DIRECTIONS

From Pennygillam roundabout, proceed towards the town centre and turn right at the first traffic lights signposted Launceston Leisure Centre. Continue onto Woburn Road and follow this road through Dunheved Fields for approximately 650m and with the rear entrance to Launceston College on the right, turn right towards Phoenix Leisure Centre and immediately turn left, proceeding up Windmill Hill. At the top of the hill, continue for a short distance and turn right into Penworth Close and Windmill Park. Follow this road where the property will be found on the right hand side identifiable by a Stags for sale board and prior to Kings Meadow.

what3words.com: ///extreme.campsites.umbrella



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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