



Kensey Valley Meadow
Launceston | Cornwall



Town • Country • Coast



An attractive and deceptively spacious 3/4 bedroom home, offering superbly presented accommodation throughout. Located on the outskirts of a popular development and spread over three floors this property provides flexibility for a growing family.

You enter the property on the middle floor where a generous sitting room and a Juliet balcony overlooking the garden and nearby countryside over rooftops. Tucked away in one corner is a handy home office area. The kitchen/dining room has a range of attractive eye and base level units and various integrated appliances. There is space for a dining table in front of the bay window. Also located on this floor is a WC.

On the first floor are three bedrooms and a family bathroom with separate shower enclosure. The master bedroom has built in wardrobes and very useful en-suite. Bedroom 2 is a good size double with space for freestanding furniture. Bedroom 3 is a generous single room with a pleasant view.

On the lower ground floor is a sizable second reception room opening out onto the garden. Alternatively, this room offers scope to be a fourth bedroom, play room, or snug!

The rear garden that is fully enclosed has been landscaped creating several zoned areas. Adjoining the sliding patio doors is a level patio area perfect for sitting out on. Beyond here are steps down to a second area landscaped for low maintenance gardening. At the bottom of the garden is a detached shed. The whole garden is enclosed to all sides. Although the property has no private off road parking there is plenty of unrestricted on street parking immediately outside the property.



Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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 of the property is PL15 9NB. What Three Words 'remaining.decisive.fittingly' will take you to the property. Heading out of the town centre, through Southgate Arch and bear left onto Exeter Street. Follow the road until you come to a 'T' junction. Bear left onto Tavistock Road, heading down Kensey Hill on the Okehampton Road and the property will be seen on your left hand side before the roundabout.

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Entrance Hallway

W/C

6'2" x 3'4" (1.88m x 1.04m)

Kitchen/Breakfast Room

12'9" x 11'3" (3.89m x 3.43m)

Living Room

15'10" x 12'0" (4.85m x 3.68m)

Lower Ground Floor

Living Room / Study / Hobbies Room

15'8" x 11'10" (4.78m x 3.63m)

First Floor Landing

Bedroom 1

13'5" x 10'7" (4.09m x 3.25m)

En-Suite

6'7" x 5'6" (2.03m x 1.70m)

Bedroom 2

10'7" x 8'7" (3.25m x 2.64m)

Bedroom 3

8'7" x 8'2" (2.64m x 2.51m)

Bathroom

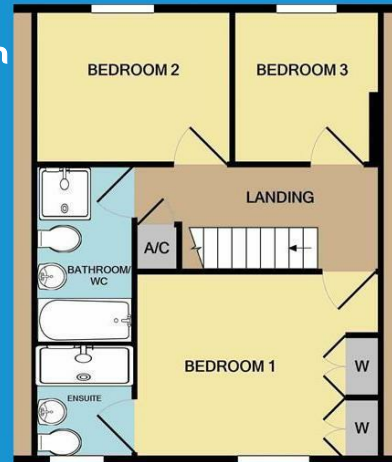
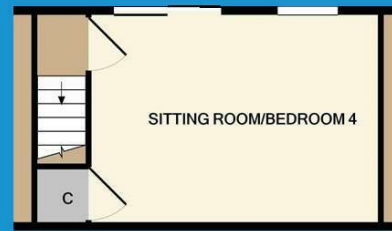
10'0" x 5'6" (3.05m x 1.70m)

Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	88
(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	

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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