



7 Mayne Close
Launceston | Cornwall



Town • Country • Coast



Tucked away within a sought after modern development is this extended detached home enjoying stunning views. The generous accommodation includes 5 bedrooms and 4 bathrooms. On the ground floor is a fabulous dual aspect kitchen/dining/family room. Outside there is an enclosed South Facing garden plus a double garage and driveway parking.

From a covered porch you step into a large hallway with stairs to the first floor, cloakroom and separate study. Overlooking the rear garden is an extended dual aspect kitchen/dining/family room. The kitchen area offers a range of modern eye and base level units with a range of integrated appliances. Beyond here is a dining and a family space with access to the garden via French doors. Adjoining this generous space is the separate utility room. Off the hallway is a comfortable sitting room with French doors which access the the large decking area and the private South facing gardens. Furthermore there are French doors giving access to the separate formal dining area that is front aspect.

On the first floor are 5 bedrooms and 4 bathrooms. The master suite is a fantastic space which is dual aspect with views through a Juliet balcony towards the iconic Norman Castle plus a separate view towards nearby open countryside. There are built in wardrobes plus a door through to the en-suite shower room with a matching suite including a shower and bath. The guest bedroom is a front aspect double with an en-suite bathroom. There is a further en-suite bedroom which enjoys a view over the garden. Bedrooms 4 & 5 both share the family bathroom.

The property is approached over a shared driveway and terminates in front of the double garage. The gardens wraps around the property to 3 sides. The main part of the garden is to the rear and is laid to lawn with mature hedges. Adjoining the rear of the property is elevated decking which is south facing and is a perfect place to relax while enjoying views of the countryside, castle & the historic town.



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 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 postcode to the property is PL15 8XQ. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill and turn left into Mayne Close. Follow the road into the development and the entrance to the property will be seen on your right hand side. What Three Words: occur.intruders.height

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Entrance Hallway

WC

Kitchen Area

14'9" x 11'1" (4.50m x 3.40m)

Dining Room / Family Room

16'4" x 11'9" (5.00m x 3.60m)

Utility Room

11'9" x 5'2" (3.60m x 1.60m)

Sitting Room

20'11" x 11'9" (6.40m x 3.60m)

Dining Room

11'9" x 11'1" (3.60m x 3.40m)

Study

7'10" x 5'10" (2.40m x 1.80m)

First Floor

Bedroom 1

15'8" x 11'9" (4.80m x 3.60m)
Includes Fitted Wardrobes

En-Suite

11'9" x 5'10" (3.60m x 1.80m)

Bedroom 2

14'5" x 11'1" (4.40m x 3.40m)
Includes Fitted Wardrobes

En-suite

Bedroom 3

14'1" x 8'10" (4.30m x 2.70m)
Includes Fitted Wardrobes

Bedroom 4

11'1" x 8'10" (3.40m x 2.70m)

En-suite Shower Room

Bedroom 5

11'9" x 7'6" (3.60m x 2.30m)

Bathroom

Double Garage

17'8" x 17'8" (5.40m x 5.40m)

Services

Mains Electricity, Gas, Water and
Drainage.
Council Tax Band E

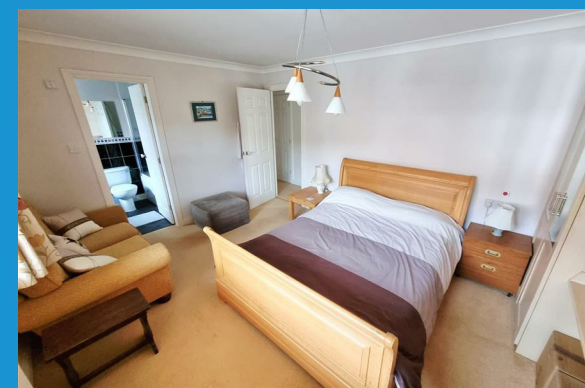
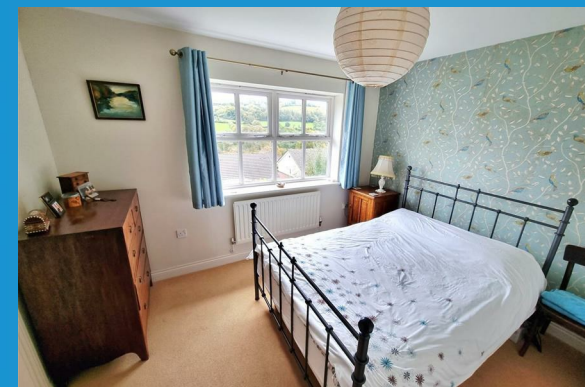
Agent Note

The Oak tree behind the garage is
subject to a Tree Preservation
Order.

Ground Floor



First Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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.

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	78	81
	EU Directive 2002/91/EC	

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