



101 Kensey Valley Meadow

Launceston, Cornwall, PL15 9TJ

KIVELLS

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£225,000 Guide Price

Three bedroom recently modernised end of terrace house

Well proportioned living accommodation throughout

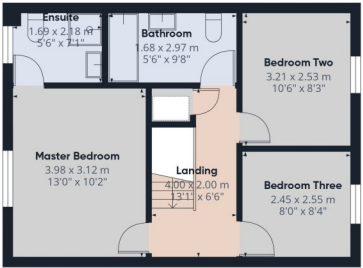
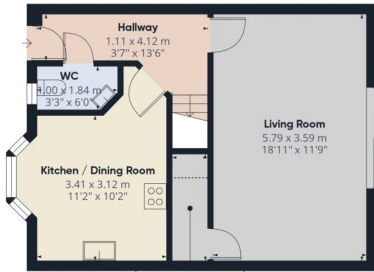
Enclosed rear garden with patio and lawn

Garage and parking

Offered for sale with no onward chain

Walking distance to local amenities

EPC - C



Approximate total area¹⁾
85.7 m²
922 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE340

Location

Set in a popular residential location with good access to the social, commercial and shopping facilities of Launceston town centre together with Tesco supermarket, A30 dual carriageway and Launceston College secondary school. Launceston is a former market town and the county's ancient capital nestled around its iconic Norman Castle. Being set midway between north and south coasts just inside the Cornwall / Devon border the town has a good balance of travel distance to all parts of the two counties. In all directions from Launceston there is scenery of outstanding natural beauty. To the north is the rugged Cornish coast famed for National Trust cliff scenery and quaint former fishing villages, to the west are the wild open spaces of Bodmin Moor ideal for walking and riding, to the east Dartmoor National Park and running south from the town to Plymouth is the hidden Tamar Valley steeped in 18th century mining history and known for salmon fishing. The city of Exeter is some 42 miles providing intercity rail link, M5 motorway link and international airport. The city of Plymouth, 20 miles to the south has an intercity rail link and a Continental Ferry Port to Roscoff and Santander.

Accommodation

Entrance via wooden door giving access into:-

ENTRANCE HALLWAY

Carpet, doors leading to all ground floor rooms, radiator, pendant light, fuse board, thermostat and stairs rising to first floor.

CLOAKROOM

Obscure window to the front elevation. Close coupled W.C. and pedestal wash hand basin with mixer tap and tiled splash back. Vinyl flooring, radiator, extractor fan and spotlights.

LIVING ROOM

Sliding patio doors leading to the rear garden. Carpet, space for living room furniture and door into large understairs storage cupboard.

KITCHEN

Bay window to the front elevation. Range of base and eye level units with work surface over having inset stainless steel sink with mixer tap and inset electric oven with gas hob, extractor fan above and tiled splash back. Space for washing machine and dishwasher. Vinyl flooring, space for dining room table, radiator and spotlights. Baxi combi boiler, currently still under warranty.

FIRST FLOOR LANDING

Doors off to all first floor rooms. Pendant light,

radiator and carpet. Loft hatch with pull down access ladder, electric light and partially boarded floor. Door leading into shelved airing cupboard housing hot water tank.

MASTER BEDROOM

Window to the front elevation. Radiator, carpet, pendant light, space for double bed and bedroom furniture. Door to:-

EN-SUITE

Obscure window to the front elevation. Close coupled W.C., pedestal wash hand basin and corner shower with power shower above. Spotlights, extractor fan, radiator and vinyl flooring.

BEDROOM THREE

Window to the rear elevation. Carpet, radiator, pendant light, space for single bed and bedroom furniture.

BEDROOM TWO

Window to the rear elevation. Radiator, carpet, pendant light, space for double bed and bedroom furniture.

BATHROOM

Suite of panel enclosed bath with mixer tap, half height tiling, close coupled W.C. and pedestal wash hand basin with mixer tap. Vinyl flooring, radiator, spotlights and extractor fan.

Outside

The front of the property is accessed via the public pathway. The rear of the property is enclosed by wooden fencing and mature hedge boundaries. The lower area has a paved patio with gravel surround and stone walling. Concrete steps lead to the further garden which is laid to lawn and also housing the Greenhouse.

GARAGE

Up and over door. Space for one car. Further parking also available.

Services

Mains water, electricity, gas and drainage.



EE Rating - C



Council tax band - C



Directions

What3Words – [prices.nudge.composers](https://www.what3words.com/prices.nudge.composers)



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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