



Culvers Meadow  
Launceston | Cornwall



Town • Country • Coast



A spacious and well presented 2 double bedroom end of terrace town house featuring off-road parking, an integral garage and a south facing garden to the side of the property. This deceptively spacious modern property is situated on the outskirts of the town and has accommodation arranged over 3 floors.

You enter the property into a hallway with a door into the kitchen, which features a range of wall and base units and integrated hob, oven, fridge and dishwasher. As you walk through the hallway, there are stairs down to the lower ground floor and up to the first floor with a cloakroom offering a useful WC. A door leads into the dual aspect sitting room which has a bay window at the rear providing a pleasant outlook and sliding patio doors at the side leading into the garden.

The lower ground floor features a hallway, leading into a useful internal room (formally a utility room). There is an understairs storage cupboard and a door into the integral garage which is a good size. On the first floor there are 2 double bedrooms with the back bedroom enjoying a pleasant outlook and the front bedroom offering a useful storage cupboard. There is a well appointed bathroom which has a storage cupboard.

Parking can be found at the rear in front of the garage. The South facing garden is found at the side and laid to patio and artificial grass with a fenced border enclosing the garden and making it child and pet friendly. There is a gate providing access at the front pathway.



### 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 Foodhall 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 8RR. What Three Words for the property is 'sidelined.book.crusher' and this will take you directly to the property. The property can be found along Roydon Road, as indicated by our for sale board with parking at the rear.

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## Lower Ground Floor

### Entrance Hallway

### Internal Room

11'0" x 4'7" (3.36m x 1.42m)  
(Former Utility Room)

### Integral Garage

16'4" x 11'2" (4.99m x 3.41m)

## Ground Floor

### Kitchen

8'8" x 7'1" (2.66m x 2.16m)

### Cloackroom

6'10" x 2'10" (2.09m x 0.87m)

### Living Room

13'5" x 11'0" (4.10m x 3.37m)  
4.10m extends to 5.07m into bay

## First Floor Landing

### Bedroom 1

11'1" x 8'9" (3.38m x 2.69m)

### Bedroom 2

11'0" x 10'7" (3.36m x 3.23m)

### Bathroom

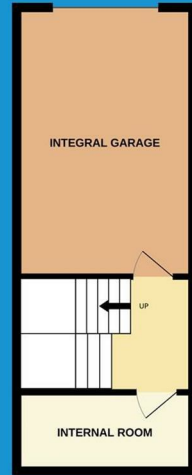
7'1" x 5'8" (2.16m x 1.73m)

## Services

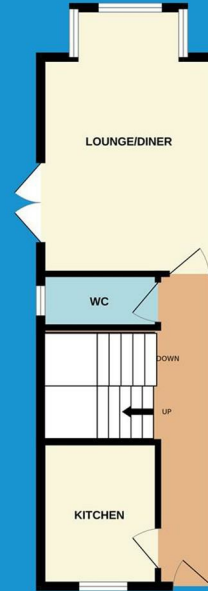
Mains electricity, gas, water and drainage.

Council Tax Band B.

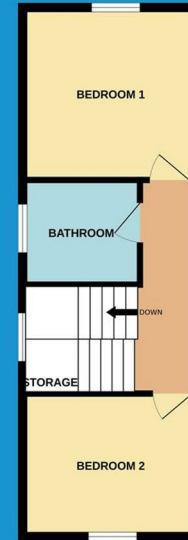
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(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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