

# 6 Ranch View

Launceston | Cornwall

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## Price Guide £225,999







Enjoying a pleasant location is this terraced 3 bedroom home with a larger than average rear garden. The property has been recently re-decorated throughout together with new floor coverings plus a new roof.

You step into a hallway with a staircase to the first floor. Overlooking the rear garden is the generous kitchen/dining room with eye and base level units. There is also plenty of space for white goods and a family dining table. Double doors open into the double glazed conservatory enjoying a pleasant outlook. From the kitchen area there is a further door out to the rear patio. The sitting room is front aspect with a feature box bay window allowing plenty of light into the room.

On the first floor are 3 bedrooms and a good size shower room. The main bedroom and bedroom 3 both are rear aspect overlooking the garden. Bedroom 2 is front aspect, overlooking the nearby green space together with a built in wardrobe. The shower room has a matching 3 piece suite including a double shower enclosure.

In front on the property is driveway parking together with unrestricted on street parking. Adjoining the rear of the property is a patio area with steps down to the enclosed lawn perfect for children and pets. At the bottom of the garden is a gate out to a communal right of way giving rear access into the garden. Beyond here is a further area of garden which has scope to be turned into a vegetable patch or additional lawn area.







**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 7DH. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside. Take the next right hand and the property will be located up the hilll on the left hand side.

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## Entrance Hallway

## Living Room
12'5" x 11'0" max (3.81m x 3.37m max)
3.81m into bay

## Kitchen / Dining Room
15'11" x 10'4" (4.86m x 3.15m)

## Conservatory
9'2" x 8'4" (2.80m x 2.56m)

## First Floor

## Bedroom 1
11'0" x 9'6" (3.36m x 2.91m )

## Bedroom 2
8'7" x 6'6" (2.64m x 2.00m )

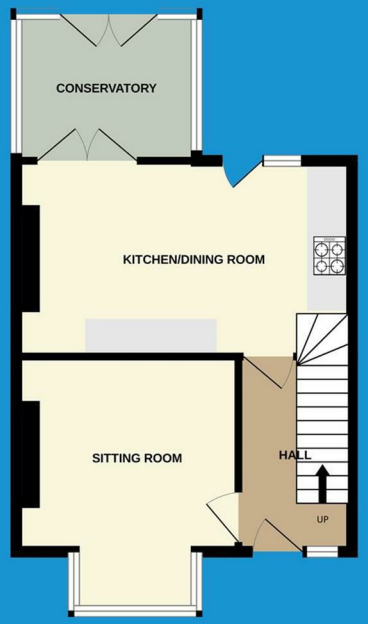
## Bedroom 3
6'10" x 6'7" (2.09m x 2.02m )

## Shower Room

## AGENTS NOTE
In recent times the property has a new roof including felt and battens.

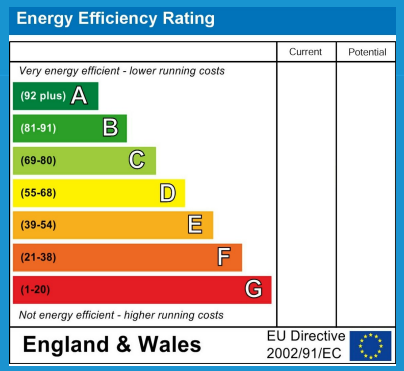
## Services
Mains Electricity, Water, Gas and Drainage. (Gas is currently capped off)
Council Tax Band A.

### Ground Floor




### First Floor










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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