



46 Barrabill Way
Launceston | Cornwall



Town • Country • Coast



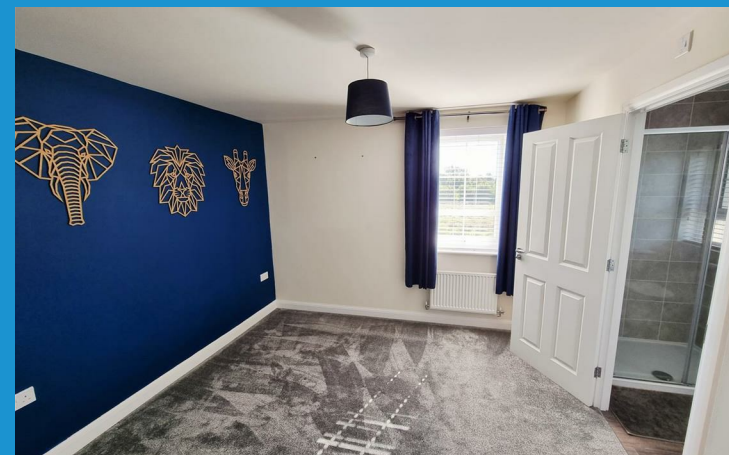
Located within a newly established development close to open countryside is this 3 bedroom (1 en suite) detached home. Outside is a good sized enclosed garden plus tandem off road parking to the side. The property is found at the end of a quiet cul de sac with little passing traffic.

You step into a large hallway with stairs to the first floor, a ground floor cloakroom and a useful built in storage cupboard. The sitting room is dual aspect and a great size for relaxing. The dual aspect kitchen/dining room overlooks the garden and has a range of light grey eye and base level units together leaving spaces for appliances. The dining area sits in front of French doors that open out to the garden.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is a spacious size and adjoins an en suite shower room. Bedroom 2 is another double bedroom with space for wardrobes. Finally bedroom 3 overlooks the garden and is a generous single. The modern family bathroom has a matching 3 piece suite including a shower over the bath.

The garden has been landscaped with a large patio area ideal for outside dining and somewhere to sit in the sun. Beyond the patio are steps up to a level area of lawn. The garden is fully enclosed to all sides and is perfect for children and pets. The property is situated opposite an open green area and within walking distances to country lanes.

The property is being offered for sale with no forward chain.



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 is PL15 7FW. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. At the T junction proceed ahead and bear left. Follow this road where the property will be seen on your left hand side opposite the green space.

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Entrance Hallway

Kitchen / Dining Room
15'5" x 8'9" (4.72m x 2.67m)

Sitting Room
15'5" x 10'7" (4.72m x 3.23m)

WC

First Floor

Bedroom 1
10'7" x 10'5" (3.23m x 3.20m)

En-suite
2.31m x 1.42m

Bedroom 2
12'5" x 8'9" (3.81m x 2.67m)

Bedroom 3
8'9" x 6'5" (2.67m x 1.98m)

Bathroom
2.11m x 1.70m

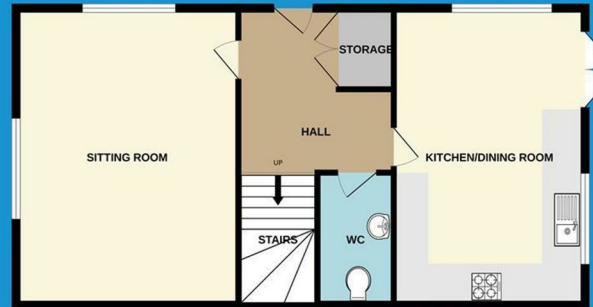
Services

Mains Electricity, Gas, Water and Drainage.

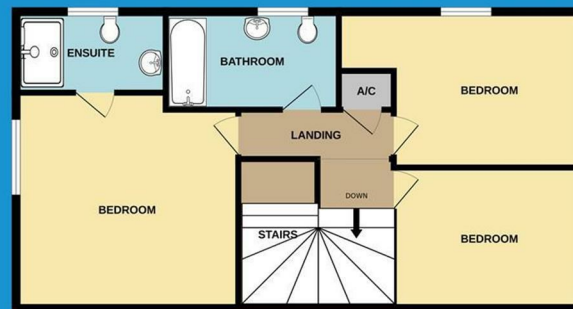
Council Tax Band C

Management Charge For The Estate - TBC

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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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