



9 Meadowside
Launceston | Cornwall



Town • Country • Coast



A generous sized detached 2 double bedroom bungalow in a much desired residential area close to the town centre. The rear garden is fully enclosed to all sides and there is also a single garage and driveway parking.

The entrance door is located down the side of the property and opens into a hallway with doors to all accommodation plus a large storage cupboard. Overlooking the front of the property is a large light and airy sitting/dining room with a fireplace housing a multi fuel wood burner. Leading off the reception space is a side aspect kitchen/breakfast room with a range of eye and base level units. To one side is space for a free standing fridge/freezer. From here a door takes you out to the covered side passage giving access to the driveway, rear garden and single garage.

There are 2 double bedrooms both overlooking the rear garden. The master bedroom offers plenty of room for a king size bed and associated furniture. Both bedrooms share a refitted wet room which could be reverted back to include bath if desired.

In front of the property is an area of lawn adjoining a driveway and the single garage. A path leads down the side to the rear garden which is fully enclosed to all sides. The rear garden is mainly laid to lawn plus space for a summerhouse.



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 7DJ. The property can be found via Western Road and turn left down Carboth Lane. At the T junction turn left and left again into Meadowside. Follow the road along where the property can be found on the right hand side.

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Entrance Hallway

Sitting Room

14'0" x 10'11" (4.29m x 3.34m)

Kitchen

12'1" x 10'11" (3.69m x 3.33m)

Dining Room

10'11" x 7'8" (3.34m x 2.34m)

Bedroom 1

12'5" x 10'11" (3.79m x 3.33m)

Bedroom 2

9'10" x 9'1" (3.02m x 2.78m)

Wet Room

7'9" x 7'1" (2.37m x 2.16m)

Garage

18'3" x 8'7" (5.57m x 2.64m)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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