

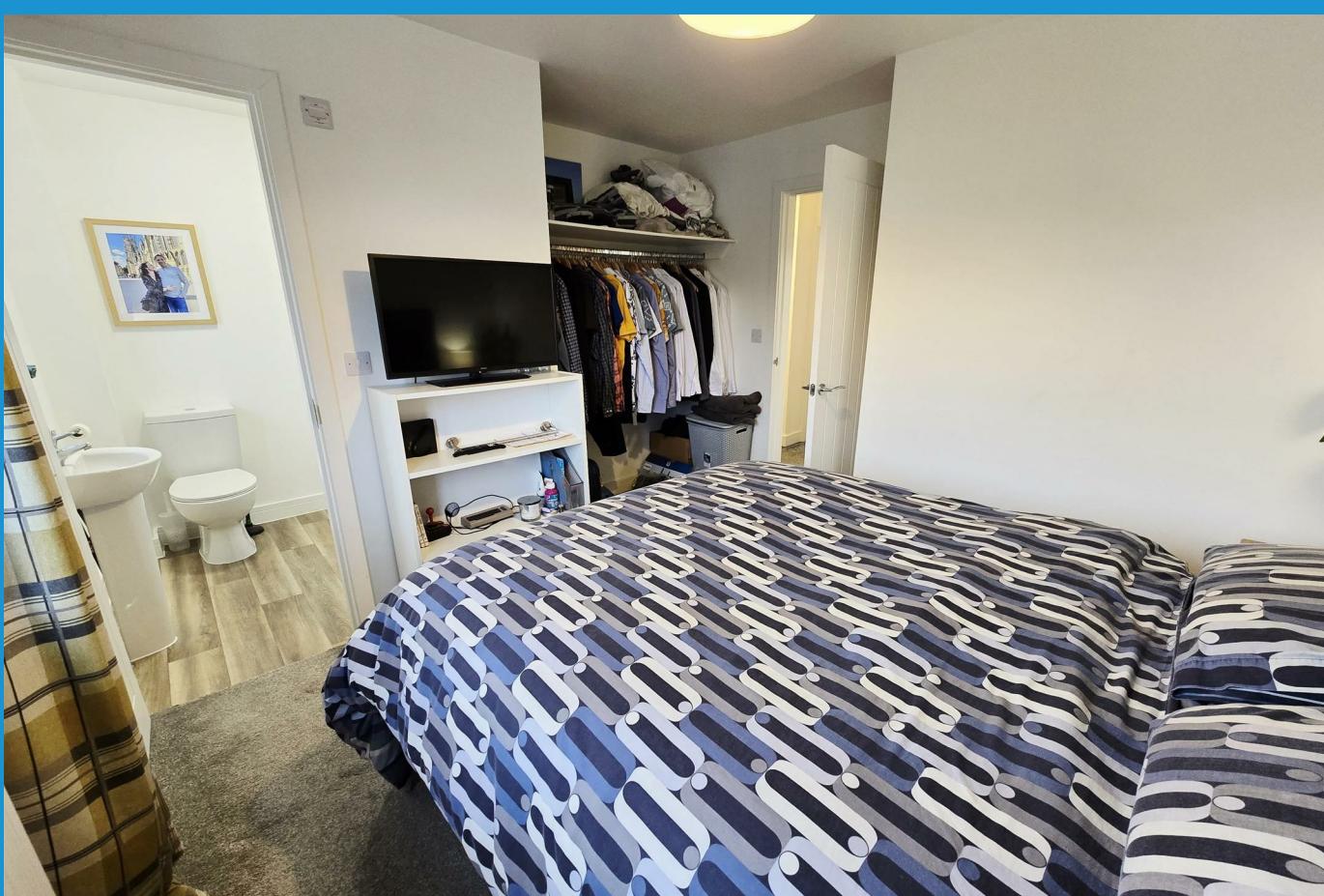




A light and spacious 3 bedroom semi-detached modern house situated in a popular residential area with a South facing enclosed garden at the rear and 2 parking spaces at the front. The property is marketed at a 51% share of the property with buyer eligibility ascertained via Cornwall Council, all initial enquiries though are via View Property.

The parking is at the front with 2 spaces side by side. A door leads into a hallway, with stairs to the first floor and a door into the spacious kitchen and breakfast room, which has a range of wall and base units with roll edge work surfaces and an integrated electric hob and oven. A inner hallway leads down to a cloakroom with a WC. At the back of the house there is a spacious open-plan living room and dining room, with patio doors leading out into the garden.

On the first floor there are 3 bedrooms with the main bedroom being a good size with an en-suite shower room alongside a bathroom. Externally there is gated side access and the rear garden features a patio, a boxed garden bed and steps down to a lawned garden enclosed via fencing. The property has air source heating and solar panels to help with running costs.



#### 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 for the property is PL15 9FW. From Launceston Exit the town using the A388 Tavistock Road passing Tesco. At the roundabout take the 3rd exit and at the next roundabout take the 1st exit. Follow this road into Long Field Road where the property will be seen on left left handside towards the end of the road.