



**Barley Rise**  
Launceston | Cornwall



Town • Country • Coast





A spacious and well presented 3 bedroom semi-detached modern house situated in a popular area with driveway parking and a larger than average garden at the rear. The property features a large open-plan ground floor living room, dining room and kitchen with an en-suite main bedroom on the first floor.

Enter into the hallway where the stairs to the first floor and a door into the open-plan main room. This light and airy space is dual aspect with the kitchen at the front and the living room/dining room with patio doors leading into the garden at the rear. The kitchen has eye and base level units with integrated appliances and a breakfast bar. There is also a useful cloakroom with a WC. The ground floor has underfloor heating.

On the first floor, there are the 3 bedrooms and a family bathroom. The main bedroom is a good size and has an en-suite shower room. Bedroom 2 is another good size double and bedroom 3 is a single/study. At the rear, there is a generous sized garden which is mainly laid to lawn with a fenced border. There is a patio area to the rear of the house with gated access to the parking area.

There is driveway parking available to the side of the property for 2 cars in tandem.





### Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 9GS. From our office proceed along the A388 over the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road and take the first left. At the T junction turn right where the property will be seen on your left hand side.

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Entrance Hallway

Kitchen / Living Room / Dining Room  
27'3" x 15'3" (8.31m x 4.67m )

WC

First Floor

Bedroom 1  
10'9" max x 9'3" (3.28m max x 2.84m )

En-Suite

Bedroom 2  
10'7" x 8'5" (3.25m x 2.57m )

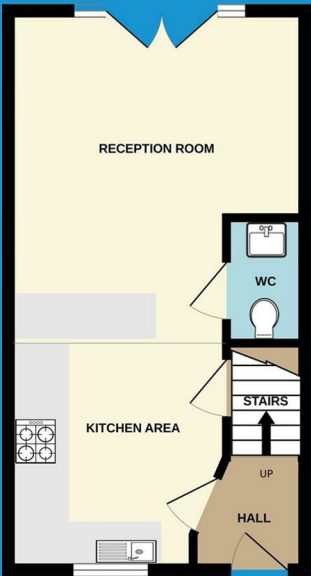
Bedroom 3  
12'0" max x 6'5" (3.66m max x 1.96m )

Bathroom

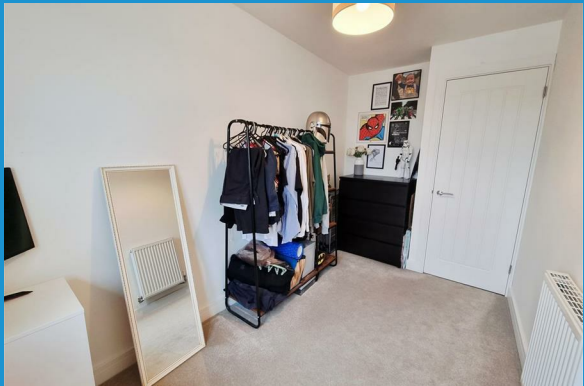
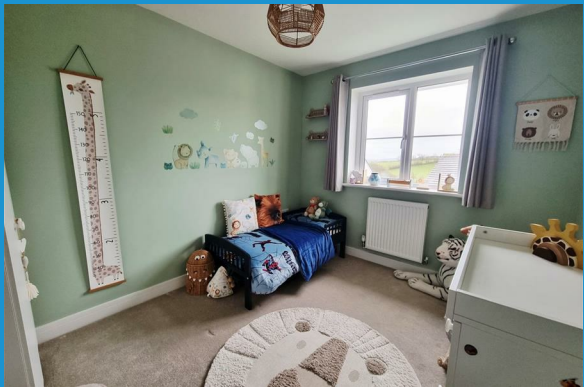
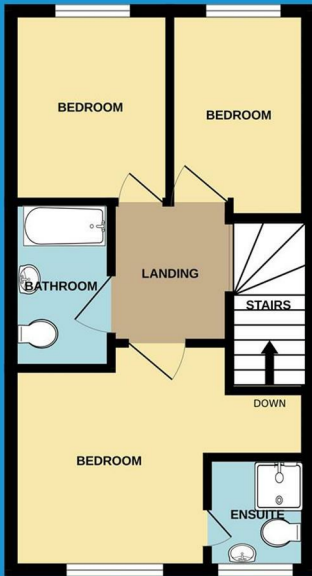
Services

Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C  
Underfloor Heating on Ground Floor.  
Estate Management Charge - 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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