



Trecarrell
Launceston | Cornwall



Town • Country • Coast

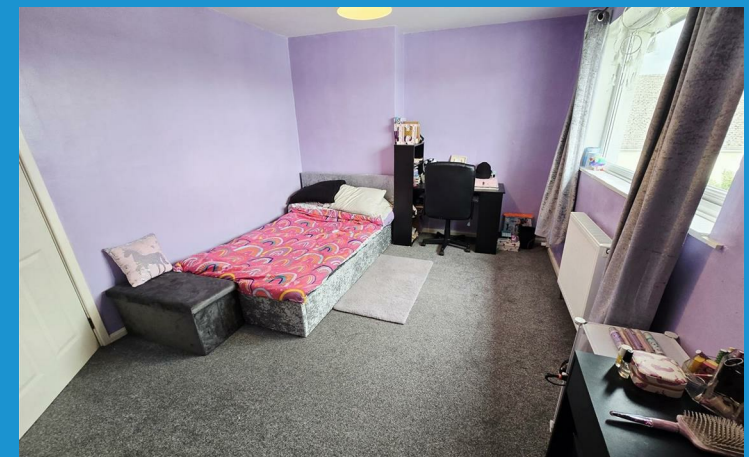
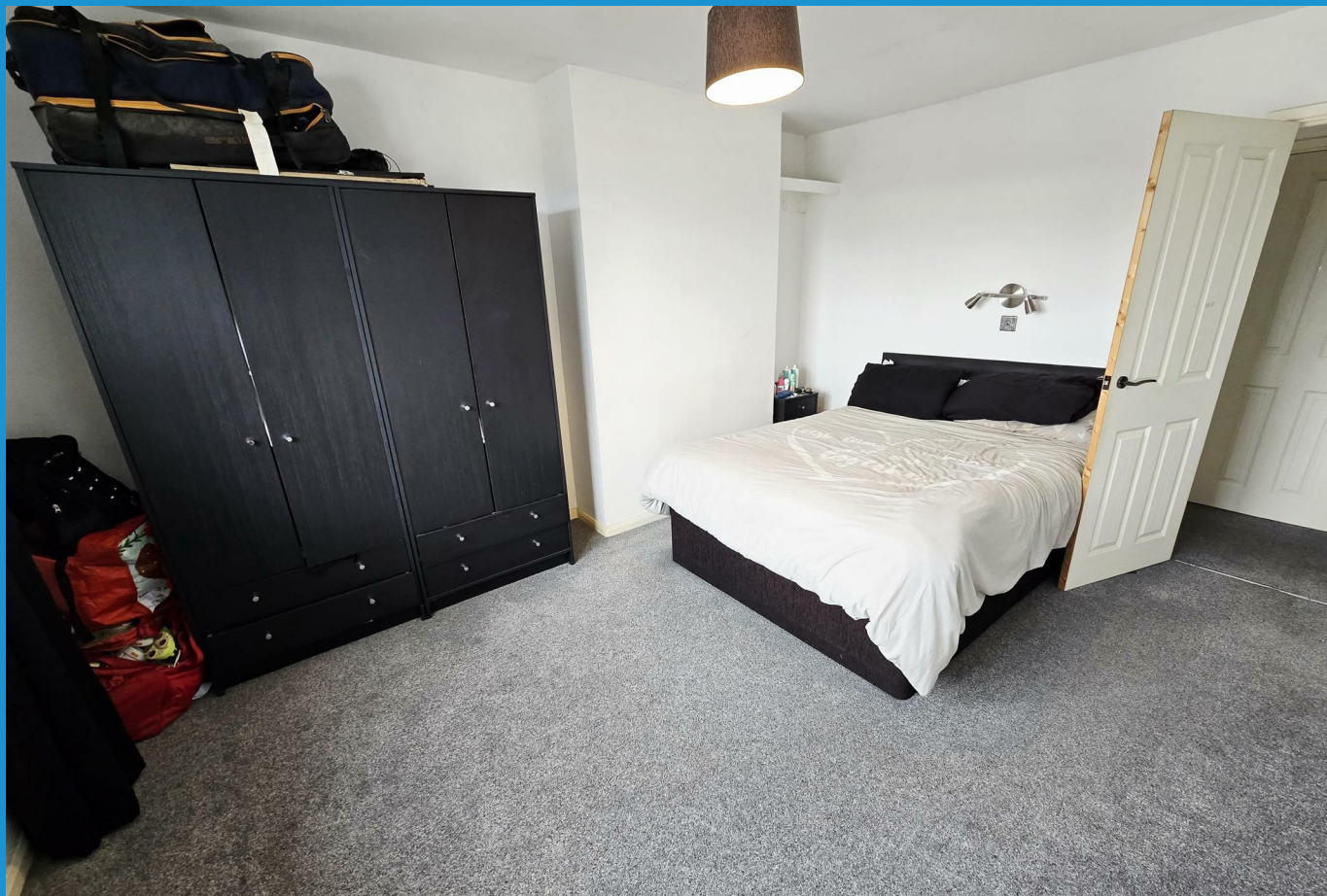


A spacious 3/4 bedroom family home in a convenient location for the local amenities featuring far reaching views and a generous garden at the rear.

Entrance to the property is into a hallway, with stairs to the first floor. To your left, there is a flexible room currently used as a bedroom but could be a dining room, home office or a play room/gym. There is a spacious open, dual aspect reception room with plenty of space for a living area and a dining room. There are great views at the front. There is a modern, well appointed kitchen with a range of wall and base units and two useful storage cupboards. Beyond here, there is a utility room/store and a downstairs WC. A side door provides access to the garden.

On the first floor, there is an open-plan landing with a rear facing window overlooking the garden. There are 3 good sized bedrooms, the front bedrooms being particularly spacious and taking full advantage of the views. There is a family bathroom also on the first floor.

At the rear, there is a spacious patio, with an additional raised patio area which leads to the garden which is a great size. Mainly laid to lawn with a range of plants and shrubbery.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 property can be found along Hurdon Road and the postal code is PL15 9DE. Drive into Trecarrell and take the right hand turning and follow the road along and the property can be found on the left.

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Entrance Hallway

Living Room

20'3" x 12'4" (6.19m x 3.76m)

Kitchen

13'8" x 8'3" (4.19m x 2.54m)

Utility Room

6'2" x 4'7" (1.88m x 1.42m)

WC

6'2" x 2'5" (1.88m x 0.74m)

First Floor

Bedroom 1

10'8" x 14'6" (3.27m x 4.44m)

Bedroom 2

9'5" x 8'4" (2.89m x 2.56m)

Bathroom

7'3" x 5'8" (2.23m x 1.75m)

Bedroom 3

12'4" x 10'2" (3.76m x 3.12m)

Services

Mains Electricity, Water and Drainage

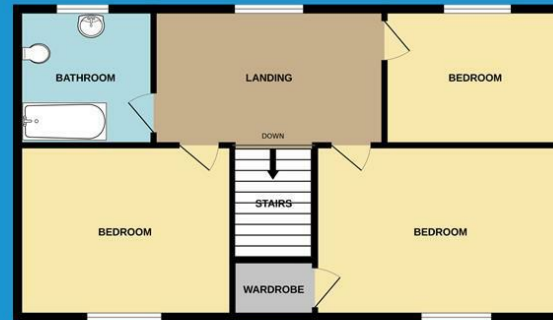
Council Tax Band B

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

Ground Floor



First Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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