3 Chapel Close,
Launceston, Cornwall, PL15 7FL

Guide Price £375,000 Freehold

A well presented detached house with excellent eco-credentials in a most convenient location, close to Town Centre

- No Onward Chain
- 4 Bedrooms (2 En Suites)
- Kitchen/Dining Room & Lounge
- Home Office/Garden Room
- Integral Garage & Off Road Parking
- Solar Panels with Battery Storage
- Landscaped Level Gardens
- EPC B & Council Tax D

SITUATION The property sits in a convenient location near to Launceston town centre with garage/convenience store less than 75m from property. Launceston has a range of supermarkets, doctors, dentists and veterinary surgery together with a leisure centre, 2 testing 18-hole golf courses and easy access to the A30.

The A30 links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. Both the North and South coastlines are accessible and the city port of Plymouth is 18 miles to the south with deep water marina and regular ferry services serving northern France and Spain.

DESCRIPTION A detached, timber-framed property presented in good order throughout with solar panels with battery storage, parking and a purpose built home office/garden room.

The following comfortable accommodation is illustrated on the floorplan and briefly comprises: a spacious entrance hall with stairs rising to the first floor, cloakroom with low flush WC and wash hand basin and a door into the integral garage which has worktop with cupboards under, space and plumbing for washing machine, stainless steel sink, boiler, solar panel controls, door to rear and electric up and over door.

The lounge has a window to front aspect and glazed doors opening into the contemporary kitchen/dining room which enjoys a range of base and wall units with integral appliances including dishwasher and fridge/freezer and a

glazed door opening onto the rear terrace, ideal for al fresco dining.

Upstairs there is a landing with the access to loft space and doors to all rooms comprising 4 bedrooms (2 with en suites) and a family bathroom with panel enclosed bath, low flush WC and wash hand basin.

OUTSIDE To the front of the property there is driveway parking in front of the integral garage with an adjacent, additional enclosed parking area, ideal for the storage of caravan/motorhome.

A pedestrian gate to either side of the property leads to the rear garden which is laid mainly to lawn with well-defined fence boundaries and low maintenance gravelled flower beds. Detached purpose-built home office/garden room with windows and glazed door to the front. Garden shed.

SERVICES Mains gas, mains electricity, mains water (metered), mains drainage. Cavity wall insulation, double glazed windows. Solar panels with battery backup. Council tax band D. Full EPC document available on request. FTTP broadband installed to property. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE Please note that Chapel Close is a private road with ownership and upkeep shared between the 4 properties. The maintenance for the road will be under the responsibility of a management company (currently in creation) between the 4 properties, of which the purchaser will become a member.

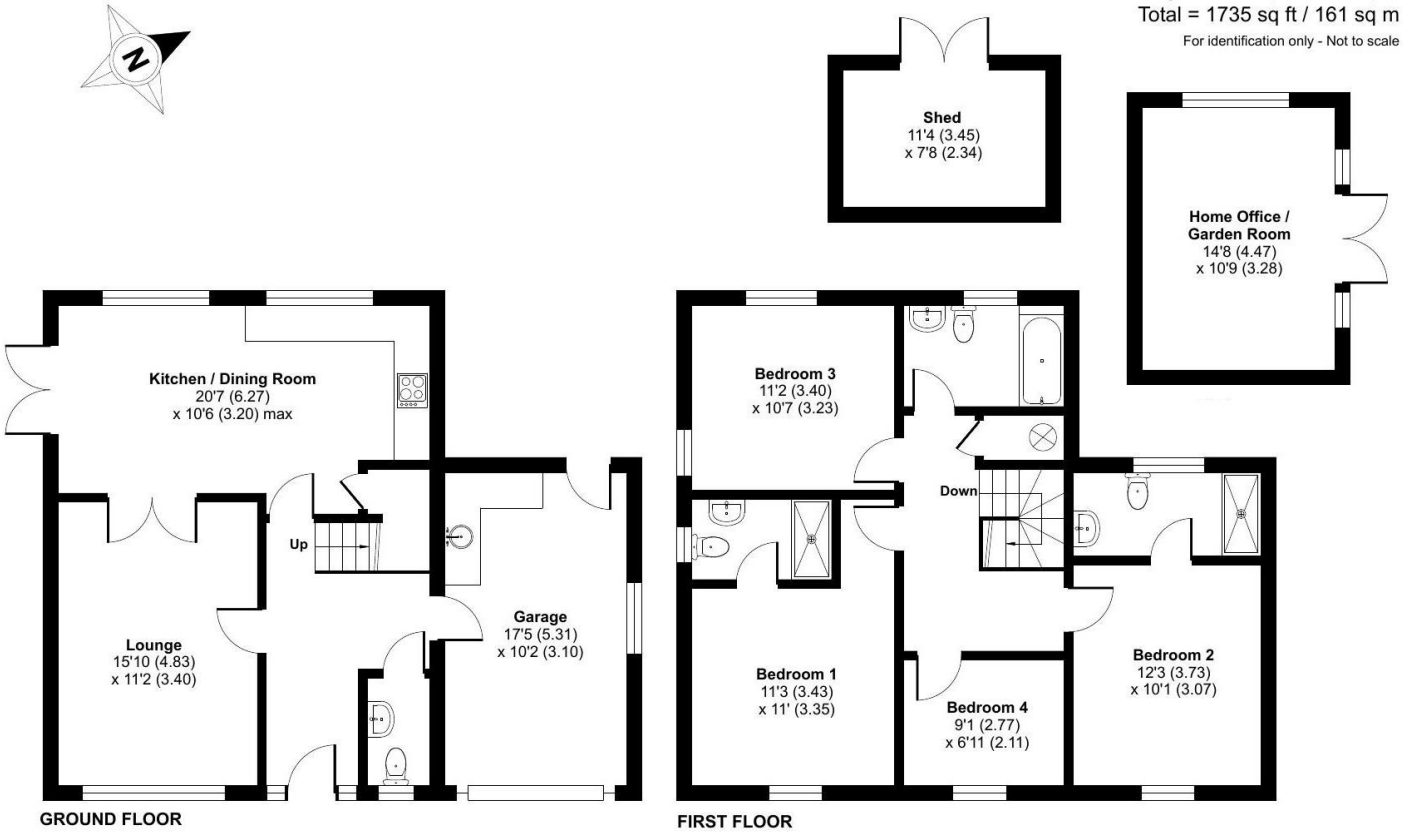
The mature tree on the boundary hedge bank is subject to a TPO.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

DIRECTIONS
Sat Nav: PL15 7FL
What3Words: ///state.importers.telephone

rightmove ZOOPLA OnTheMarket PrimeLocation.com

Approximate Area = 1311 sq ft / 121.7 sq m
Garage = 178 sq ft / 16.5 sq m
Outbuildings = 246 sq ft / 22.8 sq m
Total = 1735 sq ft / 161 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1132483

For more information or to arrange a viewing, please contact us:

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