



Grander View

Tavistock Road, Launceston, Cornwall, PL15 9HB

KIVELLS

Grander View

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£249,950 Guide Price

Elevated position with far reaching Dartmoor views

Generous 3 bedroom detached town residence with open plan living space

Private enclosed south facing rear garden

Ample parking with garage and car port which could be converted to annexed accommodation (subject to planning)

Walking distance to town centre and amenities

Excellent access to A30 and surrounding areas

EPC - C

Tavistock Road, Launceston, Cornwall, PL15 9HB



Situation

Grander View is situated on the southern border of Launceston with ease of access to the A30 dual carriageway spine road for Cornwall and Devon providing connectivity to two of the countries prettiest Cathedral cities - Truro to the west, 46 miles and Exeter to the east, 44 miles, the latter providing Intercity Rail Link, International Airport and M5 motorway link. The property is also just off the A388 giving good access to the City of Plymouth which provides Continental Ferry Port and all the yachting facilities of Plymouth Sound.

In all directions from Launceston there is scenery of outstanding natural beauty, be it the rugged North Cornish coast to the north, the wide open spaces of Bodmin Moor ideal for walking and riding to the west, Dartmoor National Park to the east or the hidden beauty of the Tamar Valley stretching southwards renowned for salmon fishing and 18th Century mining history.

Within easy walking distance of the property is a food supermarket and a little further beyond the town's recreation park with leisure centre including indoor swimming pool. Also within walking distance is a primary school and the town's secondary school.



A spacious three bedroom detached home set in an elevated position, enjoying far reaching views towards Dartmoor. The property offers well balanced accommodation, ample parking and a private enclosed rear garden, all within easy walking distance of the town centre and its facilities. The double garage and carport offer excellent further potential for annexed accommodation, subject to the necessary planning permissions being achieved.

Accommodation

uPVC double glazed entrance door with stained glass port hole windows to the front leading into:-

ENTRANCE HALL

uPVC double glazed window with obscure glass to the side. Slate tiled floor, recessed spotlighting, under floor heating throughout, stairs rising to first floor with under stair storage cupboard. Doors to:-

SHOWER ROOM

Fully tiled floor to ceiling and tiled floor. Pedestal hand wash basin, close coupled W.C. and curved shower enclosure with mixer shower over and curved mosaic tiled wall.

BEDROOM ONE

A large double bedroom with uPVC double glazed window to the rear. Central ceiling light, space for bedroom furniture, T.V. point, under floor heating control and fitted carpet.

BEDROOM TWO

A further large double bedroom with uPVC double glazed window to the front aspect. Space for bedroom furniture, pendant light, under floor heating control and fitted carpet.

BEDROOM THREE

Double room with uPVC double glazed window to the front aspect. Location of electric consumer unit and built-in wardrobes with rail and shelving providing deep storage space. Under floor heating control and pendant ceiling light.

Stairs from the hallway rise to:-

FIRST FLOOR

Opening to the:-

OPEN PLAN KITCHEN / LIVING SPACE

A large entertaining space with uPVC double glazed picture window to the front aspect having 180° views including towards Dartmoor and uPVC double glazed French patio doors leading out to the rear garden space. Wall and pendant ceiling lighting, three T.V. points, fibre optic Broadband point and Oak effect flooring throughout. The kitchen area has matching wall and base units with granite worksurfaces and matching upstands having inset stainless steel sink with mixer tap over, built-in double oven, integrated electric hob with extractor fan over, space and plumbing for dishwasher and washing machine. Further uPVC double glazed window to the rear. A central island with pendant ceiling light over and a plethora of additional utility drawer space. Door to:-



Floor plan



BATHROOM

Two uPVC double glazed windows to the front. Large centre fill bath with curved mosaic tiled wall, pedestal hand wash basin and close coupled W.C. Extractor fan and recessed spotlights.



Outside

Beneath the property on the ground floor is a large:-

DOUBLE GARAGE

Electric up and over door and uPVC fully glazed pedestrian door to the front. Fluorescent strip lighting, location of pressurised hot water cylinder in addition to wall mounted gas boiler serving the underfloor heating and hot water. Adjoining this to the side is also a COVERED CAR PORT providing additional parking.

There is further parking to the rear of the property in addition for two cars in tandem.



TOOL STORE

Multi pane glass pedestrian door with tool storage space beneath garden area.

SOUTH FACING REAR GARDEN

The rear garden is directly accessed from the lounge in addition to steps up from the parking area to the rear of the property which has a block paved patio seating area with fence boundaries, leading to a triangular shaped lawn area with further small patio at the far end.

There is access to the rear from all sides of the property.



Services

Mains Water, Drainage, Gas and Electric

Agents note

Please note that the property enjoys an unrestricted right of access to the front and side of the property for parking and turning, highlighted in blue on the included plan.



EE Rating - C



Council tax band - D



Directions

What3Words – overdrive.koala.seashell



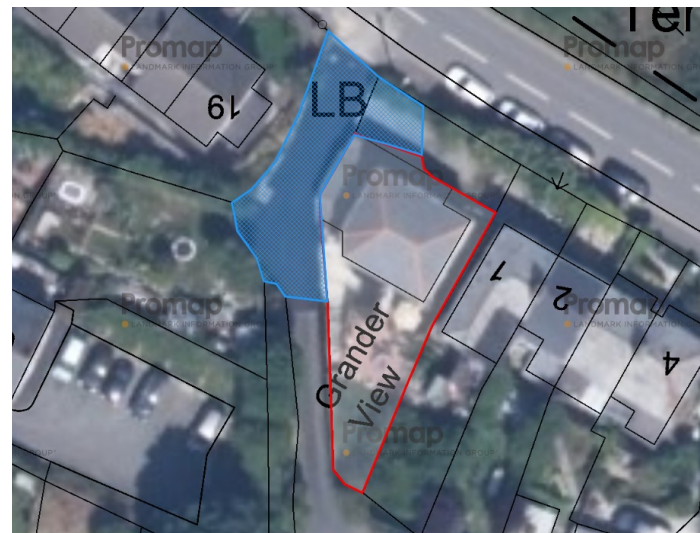
Virtual Tour - available on request

Viewings strictly by appointment only

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