



25 Highfield Park Road
Launceston | Cornwall



Town • Country • Coast



A spacious 4 bedroom semi-detached property situated in a popular residential area with driveway parking at the front alongside a garage and a garden at the side and rear. There is a single garage plus off road parking. The property has been well maintained both inside and out and is offered for sale with no forward chain.

There is a welcoming hallway with stairs to the lower ground floor and first floor. Leading off the hallway is a front aspect double bedroom which could also be a home office, play room or gym if required. On the lower ground floor is a sizable 'U' shaped sitting/dining room overlooking the garden with sliding patio doors providing access to the rear. There is a kitchen with a range of eye and base level units and a back door to the garden. Also, on the ground floor is a useful W/C with space for a washing machine.

On the first floor are 2 double bedrooms both enjoying elevated views over the town alongside a third bedroom with a velux window. There is a well presented family bathroom.

In front of the property is a tarmac driveway with access to a single garage which has scope to be converted in additional accommodation subject to planning. Next to the driveway in an area of lawn which wraps around the side of the property with gated access into the rear garden. At the rear, there is a patio with access to the living room and pleasant views over the town. The garden is laid to lawn and established with a range of mature plants and shrubbery to the borders.



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 postcode to the property is PL15 7DX. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road along and take the first right onto Highfield Park Road where the property can be seen on your right hand.

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Entrance Hallway

Bedroom
12'6" x 9'10" (3.83m x 3.00m)

Lower Ground Floor

Hallway

Living Room / Dining Room
19'6" x 16'6" (5.96m x 5.05m)
5.05m narrows to 2.97m
5.96m narrows to 3.66m

Kitchen
11'0" x 7'10" (3.36m x 2.39m)

Cloakroom
4'6" x 4'2" (1.39m x 1.28m)

First Floor

Bedroom
7'5" x 7'3" (2.28m x 2.22m)

Bedroom
13'1" x 11'10" (3.99m x 3.62m)

Bedroom
11'5" x 9'1" (3.49m x 2.77m)
3.49m narrows to 1.88m
2.77m narrows to 2.09m
Includes Fitted Wardrobes

Bathroom
5'10" max x 7'11" (1.78m max x 2.43m)
2.43m narrows to 1.64m

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band C

Ground Floor



First Floor



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	

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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