



7 Castle Meadows  
Launceston | Cornwall



Town • Country • Coast



This well presented property offers 3 double bedrooms alongside driveway parking for 2 vehicles, garage and beautifully landscaped garden at the rear. The property can be found in a quiet but popular area and enjoys some good views.

The property is accessed via the front door which leads into the hallway with stairs to the first floor and a useful/potential study area with space for a desk under the stairs. There is a handy utility room with plenty of room for storage and space for white goods. Stairs rise to the first floor where there is a spacious living room which has an expansive picture window at the front, providing plenty of light. A door leads into the dining room which is a good sized room with sliding patio doors out into the garden. The kitchen has a range of eye and base level units with integrated appliances. The kitchen overlooks the rear garden. There is also a useful shower room on this floor.

On the second floor there are the 3 spacious bedrooms, with the main bedroom being a generous size. Bedroom 2 and 3 are at the rear of the property and are both doubles with space for free standing furniture. There is also a well appointed bathroom with a matching 3 piece suite.

At the front there is a drive with parking for 2/3 vehicles side by side. The garage can be accessed via the up and over door. There is side access which leads around to the rear garden. The rear garden has been recently re landscaped, a large patio with steps up to a lawn area and a well stocked flower border. Further steps take you up to the top of the garden where there is a seating area taking advantage of the sunny position. Down the side of the property are bespoke made garden sheds which will be included in the sale.



### 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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. 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 7DZ. From Launceston exit the town centre along Western Road. At the traffic lights turn right into St Johns road. After a short distance turn right into Castle Meadows and bear right. The property will be seen shortly on your right hand side.

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**Entrance Hallway**  
15'11" x 5'4" (4.86m x 1.63m )

**Utility Room**  
13'3" x 5'1" (4.05m x 1.55m )

**First Floor**

**Kitchen**  
9'10" x 8'10" (3.02m x 2.71m )

**Living Room**  
15'10" x 12'3" (4.84m x 3.74m )

**Dining Room**  
10'0" x 9'0" (3.06m x 2.75m )

**Shower Room**  
6'8" x 3'10" (2.04m x 1.19m )

**Second Floor**

**Bedroom 1**  
13'7" x 12'3" (4.16m x 3.74m )

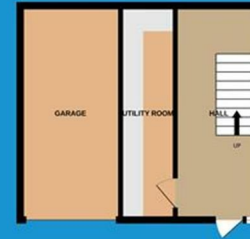
**Bedroom 2**  
12'3" x 8'11" (3.75m x 2.74m )

**Bedroom 3**  
10'0" x 8'10" (3.05m x 2.70m )

**Bathroom**  
6'8" x 5'4" (2.05m x 1.65m )

**Services**  
Mains Electricity, Water and Drainage  
Council Tax Band C

**Ground Floor**



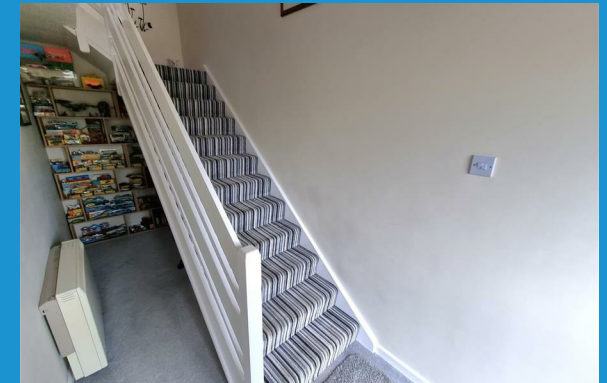
**First Floor**



**Second Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	75
<b>England &amp; Wales</b>	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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