

# Windmill Park

Launceston

PL15 9GZ

Asking Price £425,000

- Views towards Dartmoor National Park
- Stunning Open Plan Ground Floor
- Large Lawn Garden With Patio
- Three Double Bedrooms
- Stylish & Energy Efficient
  - Garage & Parking
- 10 Year New Home Warranty (Expires in 2031)
  - Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1261.00 sq ft



#### PROPERTY:

Modern Detached Home in Prime Cul-de-Sac Location with Views Towards Dartmoor

Completed in 2021, this beautifully finished detached home is tucked away in a sought-after cul-de-sac near the top of Windmill Hill, just a short walk from Launceston town centre. It's perfectly positioned with excellent access to Coronation Park, the local sports hall and swimming pool, Launceston College, and Windmill Hill Academy – making it a fantastic choice for families or professionals seeking modern comfort with convenience.

Step inside and you'll find a bright and stylish interior, with engineered oak flooring running throughout the ground floor and recessed lighting creating a warm and contemporary feel. Double glazed UPVC windows (dark grey externally, white internally) ensure energy efficiency and a sleek finish, while natural cedar cladding to the upper exterior adds real architectural character.

A covered entrance porch leads into a welcoming hallway with a built-in storage cupboard housing the mains gas combination boiler, and a separate WC. Tucked under the stairs is a cleverly designed utility space with plumbing for both a washing machine and tumble dryer.

The main living area is open plan and 'L' shaped, offering flexible zones for lounging, dining, and cooking – ideal for both everyday life and entertaining. The lounge features bi-fold doors opening onto the garden, while the dining area has French doors, creating a seamless flow between inside and out – perfect for hosting friends and family in warmer months.

The bespoke kitchen is a real highlight, featuring contemporary grey base units and crisp white wall units in a sleek handle-less design. It's finished with a durable white Silestone Blanco worktop and a striking aqua splashback behind the induction hob. Integrated appliances include a fan oven, fridge/freezer, dishwasher, and a hidden extractor fan for a clean, minimalist finish.

Upstairs, there are three double bedrooms, each one benefiting from double fitted wardrobes and lovely views towards Dartmoor. The principal bedroom also includes a modern en-suite shower room, while the family bathroom offers a shower over the bath, vanity unit, and a practical built-in storage cupboard.

Outside, the rear and side gardens are mainly laid to lawn and fully enclosed – perfect for children and pets – with a paved patio offering a sunny spot for outdoor dining. The garden enjoys stunning and far-reaching views of Dartmoor, and the side garden has been attractively landscaped to enhance its usability. There is also a large shed in place, providing excellent storage or potential for a workshop or hobby space.

A detached single garage with electric roller door provides secure parking and additional roof storage, with a private driveway to the front.

This is a stylish, energy-efficient, and well-located home that's ready to move into – ideal for anyone looking for a modern lifestyle in a quiet yet connected part of Launceston.

#### MEASUREMENTS:

##### Living/Dining Area:

31'10 x 20'2 (9.70m x 6.15m)

##### Kitchen/Dining Area:

20'2 x 10'0 (6.15m x 3.05m)

##### Utility Area:

4'4 x 2'8 (1.32m x 0.81m)  
Understairs

##### Principal Bedroom:

16'1 x 9'10 (4.90m x 3.00m)

##### En-Suite:

4'11 x 9'10 (1.50m x 3.00m)

##### Bedroom Two:

11'1 x 10'7 (3.38m x 3.23m)

##### Bedroom Three:

11'1 x 10'7 (3.38m x 3.23m)

##### Family Bathroom:

11'6 x 5'7 (3.51m x 1.70m)

##### Garage:

19'8" x 10'2" (6.01 x 3.10)

Electric roll door. Power and light.

#### MATERIAL INFORMATION:

Verified Material Information

Council Tax Band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Garage and Driveway



Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: No

Energy Performance Rating: B

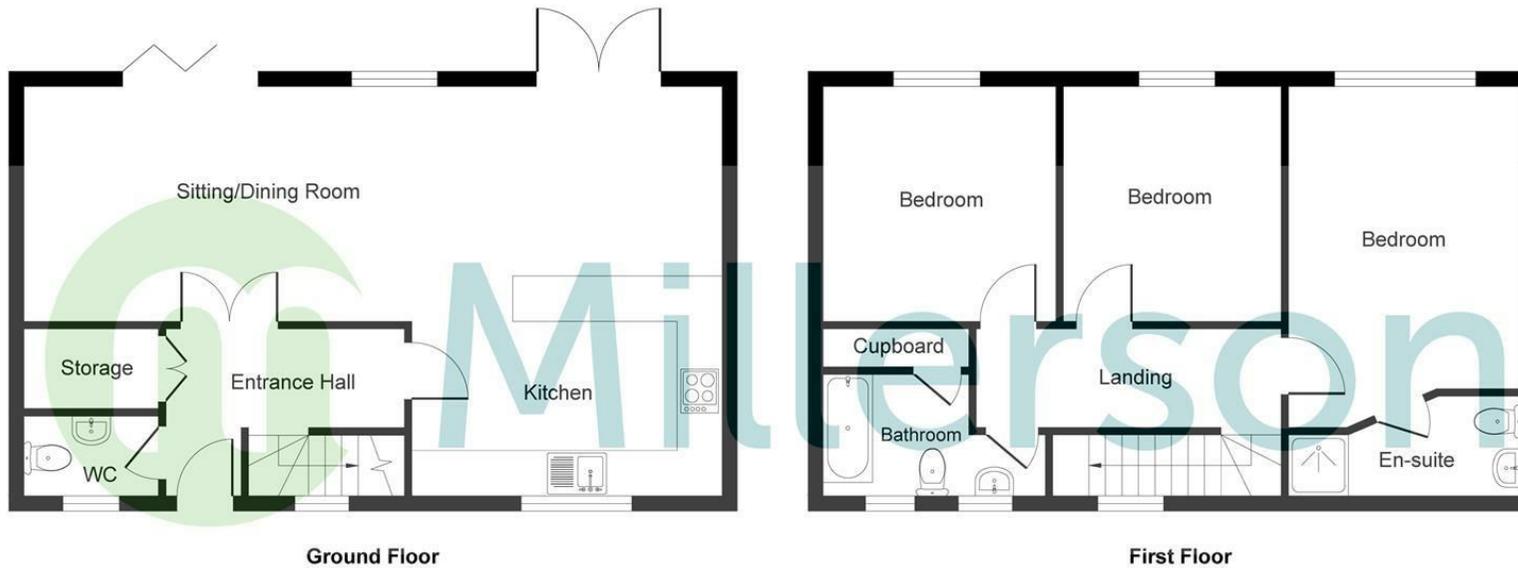
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**AGENTS NOTES:**

The annual maintenance charge for 2025/26 is expected to be approx £350.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
 6a High Street  
 Launceston  
 Cornwall  
 PL15 8ER

E: launceston@smartmillerson.co.uk

T: 01566 776055

www.millerson.com

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