



Oak Moor Drive  
Launceston | Cornwall



Town • Country • Coast



A well presented 2 bedroom house situated on a popular development with an enclosed garden at the rear and 2 parking spaces. The property features 2 double bedrooms, open-plan kitchen/dining room and a downstairs WC. The property is offered for sale with no onward chain.

You enter into an entrance hallway with stairs to the first floor and a good size living room with a front facing window. The kitchen has eye and base level units and space for freestanding appliances. To one side of the kitchen there is space for a dining table. You can access the rear garden from the rear doors. On the first floor there are the 2 spacious bedrooms alongside the family bathroom.

The rear garden has a fenced border with a gateway at the rear. The parking spaces are found at the rear, with 2 spaces side by side. This modern property is situated on a modern estate with good access to local amenities.



### 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 1 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, 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 and Costa. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

From the centre of town, take Western Road towards Pennygillam Industrial Estate. At Pennygillam roundabout take the second exit on to Link Road. Follow this road past DS Smith and Lidl, taking the next right hand turning just before the traffic lights. Following this road bearing right then left. Turn left into Haye Common Drive and turn right into Oak Moor Drive, where the property can be found on the right. The postal code for the property is PL15 9FA.

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**Entrance Hallway**

**Living Room**  
14'0" x 9'1" (4.28m x 2.78m)

**Kitchen / Breakfast Room**  
12'6" x 10'0" (3.82m x 3.06m)

**Cloakroom**  
4'5" x 3'1" (1.35m x 0.96m)

**First Floor**

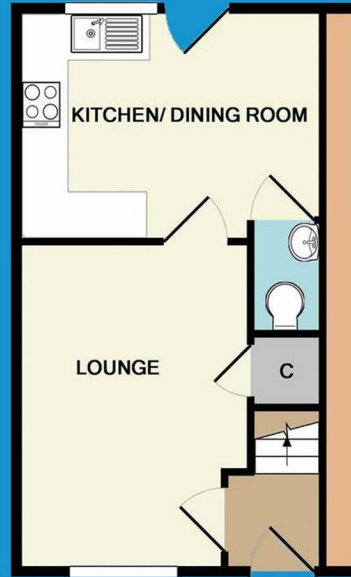
**Bedroom 1**  
12'6" x 9'2" (3.83m x 2.81m)

**Bathroom**  
6'2" x 6'1" (1.88m x 1.86m)

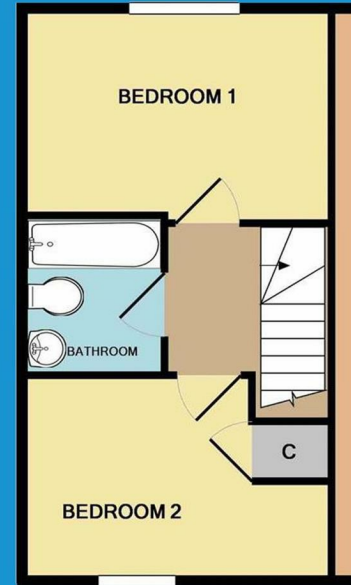
**Bedroom 2**  
12'7" x 8'10" (3.85m x 2.70m)  
3.85m narrows to 2.77m

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

**Agent Note**  
The development has an management charge to maintain communal areas.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		75	
(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	

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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