

Grammers Park

Launceston | Cornwall

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Guide Price £250,000







A well presented modern 3 bedroom (1 en-suite) terraced property situated on a popular modern estate on the outskirts of town. Offering spacious accommodation throughout, an enclosed generous rear garden and 2 off-road parking spaces at the front.

You enter the home into a hallway with a staircase to the first floor plus a ground floor WC. A doorway takes you into a good size sitting room with a front aspect window enjoying a view over a green. A door opens into the rear aspect kitchen/dining room. The kitchen area has a range of modern eye and base level units with space for freestanding appliances. The dining area has double doors that open out into the garden. A further door gives you access into an under stairs cupboard.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a pleasant view, space for furniture and an en-suite shower room with a double shower enclosure. Bedroom 2 is a rear aspect double and finally bedroom 3 is a comfortable front aspect single, currently used as a home office. All the bedrooms share a well appointed family bathroom.

In front of the house are 2 off-road parking spaces side by side. The rear garden is fully enclosed to all sides with fencing and is laid to lawn with a patio area and a wooden shed. There is gated access at the end of the garden, which provides access via a shared pathway to the front.







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 postal code for the property is PL15 7FY. 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 to the top of the hill. At the T junction proceed ahead into Long Meadow and turn immediately left. After a short distance turn right into Grammers Park and you will see the property on the right hand side.

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Entrance Hallway

Cloakroom
5'3" x 3'0" (1.62m x 0.93m)

Living Room
16'2" x 11'10" (4.95m x 3.62m)
3.62m narrows to 2.49m

Kitchen / Breakfast Room
15'0" x 10'5" (4.59m x 3.20m)

First Floor

Bedroom 1
13'9" x 8'7" (4.21m x 2.63m)
4.21m narrows to 3.58m

En-Suite
4'5" x 8'5" (1.36m x 2.59m)
2.59m narrows to 1.34m

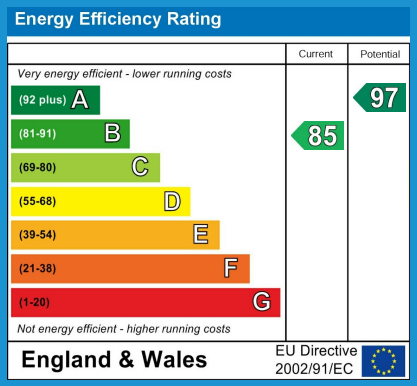
Bedroom 2
10'2" x 8'7" (3.12m x 2.62m)

Bedroom 3
8'9" x 6'3" (2.68m x 1.91m)

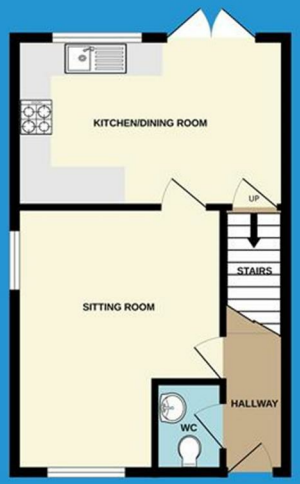
Bathroom
6'3" x 5'6" (1.91m x 1.69m)

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

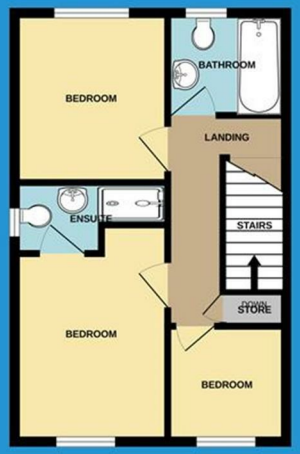
Agents Note
Management Charge is yet to be confirmed by First Port.



Ground Floor



First Floor









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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