



56 Snowdrop Crescent
Launceston | Cornwall



Town • Country • Coast



Located on a popular development is this well presented semi-detached modern home, with 3 bedrooms (1 en-suite). The property further benefits from a detached garage and driveway plus an additional parking space.

You enter the property into a welcoming hallway with ground floor W/C and useful understairs storage cupboard. Leading off the hallway is a separate dual aspect sitting room with plenty of space for furniture. Overlooking the rear garden is the open plan kitchen/dining room with a modern kitchen. The kitchen area has a range of modern eye and base level units with integrated appliances plus a door out to the garden. The dining area is dual aspect with sliding patio doors out to the garden and garage.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom has built in wardrobes and en-suite shower room. Bedroom 2 is another double bedroom offering space for freestanding furniture. Finally, bedroom 3 is a comfortable single. The family bathroom is well presented with a matching 3 piece suite.

Adjoining the kitchen and dining room is the landscaped garden. There is a patio area for sitting out in, plus an area of lawn and an area currently lawn to bark chippings but could be used as a flower garden. Steps leads up to the detached single garage and tarmac driveway with wooden gates to enclose the whole garden. The garage and driveway are accessed of a shared driveway. To the side of the property leads off the road is an additional parking space.



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 Hall 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 9JA. From Launceston Town Centre proceed into Southgate Street and through the Southgate Arch. Follow the road around to the left into Exeter Street passing the Newmarket Inn on the right hand side and at the forthcoming junction turn right into Tavistock Road. Turn left at the two mini-roundabouts passing the Tesco Superstore on the right hand side following the signs to Plymouth. At the next mini-roundabout take the first left into Snowdrop Crescent proceeding down and around to the right hand side. Continue through Snowdrop Crescent, where the property will be located on your right.

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Entrance Hallway

Sitting Room

16'11" x 8'11" (5.16m x 2.74m)

Kitchen

8'9" x 8'0" (2.69m x 2.44m)

Dining Room

8'11" x 8'7" (2.72m x 2.62m)

W/C

4'11" x 3'1" (1.52m x 0.94m)

First Floor Landing

Bedroom 1

11'5" x 9'1" (3.48m x 2.77m)

En-Suite

9'1" x 3'2" (2.77m x 0.97m)

Bedroom 2

9'6" x 9'1" (2.92m x 2.79m)

Bedroom 3

9'6" x 6'9" (2.92m x 2.08m)

Bathroom

9'1" x 7'6" (2.77m x 2.31m)

Garage

15'10" x 9'3" (4.85m x 2.82m)

Services

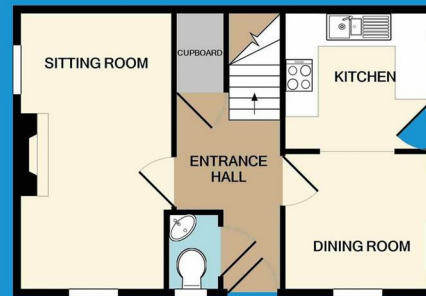
Mains Gas Electricity, Water & Drainage.

Gas Central Heating.
Council Tax Band C.
Current Service Maintenance Charge - £61 every 6 months.

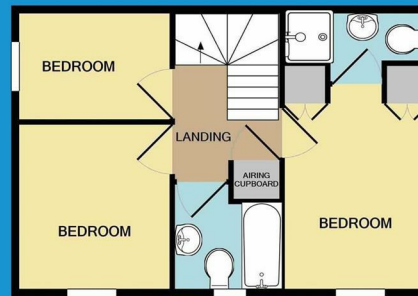
Agents Note

We understand there is a communal maintenance charge for the shared driveway at the side of the property that is administered by "Meadfleet"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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	



Ground Floor



First Floor

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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