

Barley Rise

Launceston | Cornwall

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Asking Price £245,000







Enjoying distant views of nearly open countryside is this nearly new semi detached home offering 3 bedroom (1 en suite). Outside the property has a south facing garden with a large terrace and off road parking for 2 vehicles.

You step into the entrance hallway with stairs to the first floor. A door opens into the contemporary kitchen/breakfast room with a range of modern eye and base level units and a range of integrated appliances. From here a doors takes you through to the rear aspect sitting/dining room with French doors out to the adjoining terrace. To one side of the room is a door into a useful understairs cloakroom.

On the first floor are 3 bedrooms and 2 bathrooms. The master bedroom is front aspect with built in wardrobes with sliding doors and an adjoining en suite shower room. The second bedroom is rear aspect double bedroom with views towards nearby countryside. Finally, bedroom 3 is a good size single bedroom currently used as a crafts room. The bathroom has a white matching 3 piece suite including a shower over the bath.

In front of the property is an area of gravel with tandem parking for 2 vehicles. The rear garden is fully enclosed to all sides. Adjoining the rear of the property is a large composite and glazed decked area enjoying a south facing position perfect for sitting out on. Steps lead down to a further garden which is primarily laid to artificial grass with space for a workshop to one side. There is also further storage under the raised decking.

During the final stages of construction our vendors had various extras added to the property including integrated appliances, spotlights, built in wardrobes and more recently the large composite deck taking advantage of the south facing position.







Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 9GS. From our office proceed along the A388 over the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road and take the first left. At the T junction turn right where the property will be seen on your left hand side.

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Entrance Porch

Kitchen / Breakfast Room
11'6" max x 11'4" max (3.53m max x 3.47m max)

Living Room / Dining Room
15'5" x 15'4" (4.72m x 4.68m)

WC

First Floor

Bedroom 1
10'10" x 9'3" (3.31m x 2.82m)

En-Suite

Bedroom 2
10'7" x 8'6" (3.25m x 2.61m)

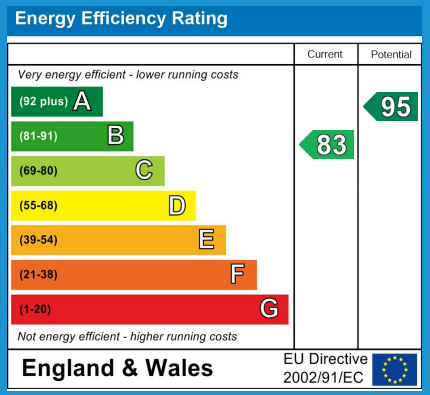
Bedroom 3
11'10" x 6'4" (3.62m x 1.95m)

Bathroom

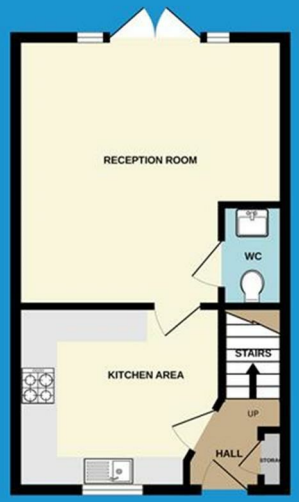
Workshop
9'3" x 8'3" (2.82m x 2.52m)

Services
Mains Electricity, Gas, Water and Drainage
Underfloor Heating on The Ground Floor
Council Tax Band C

Agents Note
Estate Management Charge - TBC



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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