



4 Kensey Court
Launceston | Cornwall



Town • Country • Coast



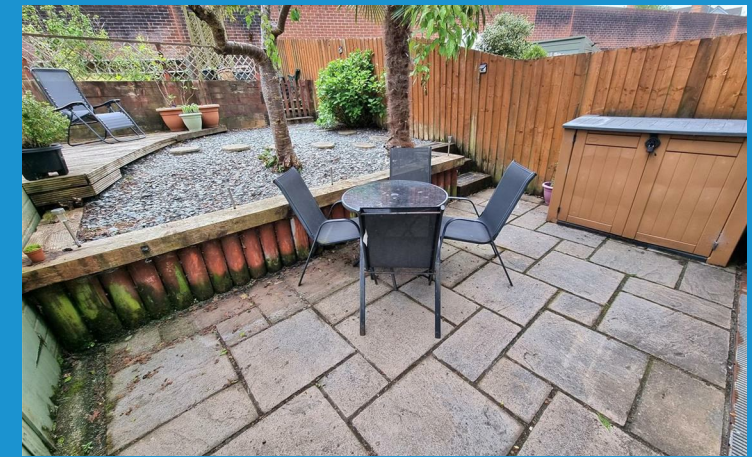
Well presented 3 bedroom semi-detached house situated in a peaceful tucked away position with a generous garden and off road parking.

The ground floor offers a spacious rear aspect sitting/dining room with a view over the rear garden. To one side is a door through to a useful downstairs cupboard. The kitchen is front aspect with a range of modern eye and base level units together with a few integrated appliances. Also on the ground floor is a useful cloakroom.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is front aspect with a green outlook. This bedroom also features an en suite shower room. Bedrooms 2 are 3 are rear aspect overlooking the garden. The family bathroom has a matching 3 piece suite including a shower over the bath.

Adjoining the rear of the property is a large patio area ideal for outside dining and seating. Steps lead up to a large area of slate chippings ideal for low maintenance gardening. Beyond here is a generous area of decking. At the top of the garden is an area which has previously be utilised as a vegetable patch and could be re-instated or indeed redesigned to a purchasers own style. Down the side of the property is parking for 2 vehicles in tandem. A gate takes you from the driveway into the rear garden. There is also a detached garden shed which would create a great workshop or for storage.

Kensey Court is a quiet cul de sac opposite open countryside offering a pleasant outside and privacy.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9DT. Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout go straight over and take the next right. After a short distance turn left into Kensey Court where the property will be seen shortly on the left hand side. What Three Words:-solution.sized.reworked

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Entrance Hallway

Kitchen
11'1" x 8'7" (3.38 x 2.62)

Living Room
15'7" x 14'0" (4.75 x 4.27)

First Floor Landing

Bedroom 1
10'9" x 9'0" (3.28 x 2.74)

En-suite
8'11" x 4'4" (2.73m x 1.33m)

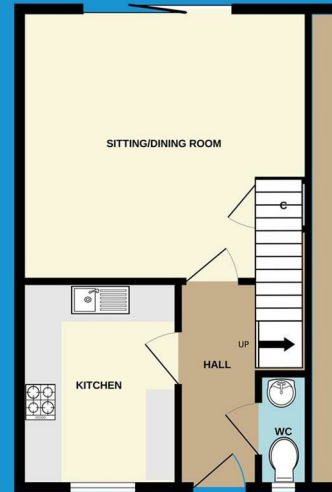
Bathroom
6'3" x 6'1" (1.91 x 1.85)

Bedroom 2
9'9" x 8'3" (2.97 x 2.51)

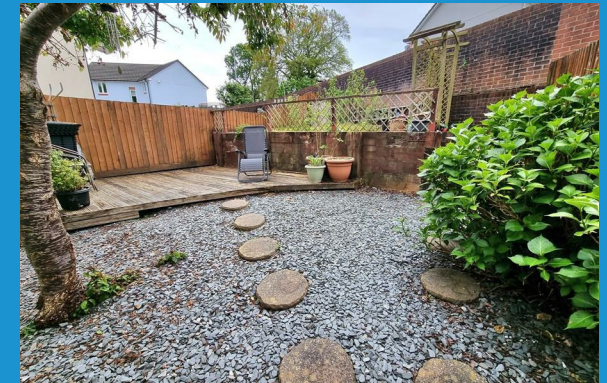
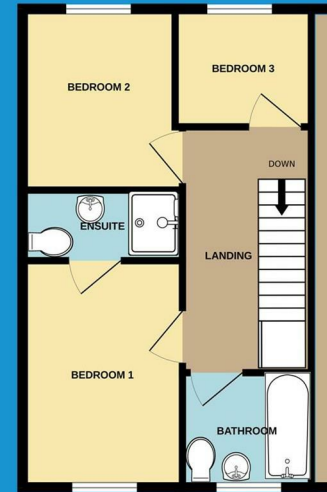
Bedroom 3
7'1" x 6'4" (2.16 x 1.93)

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	78	83
	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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