



Barrabill Way
Launceston | Cornwall


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property
Town • Country • Coast



Detached 3 bedroom (1 ensuite) home for in excellent condition together with a landscaped garden and a quiet cul de sac situation. The property is ideal for families requiring good outside space for children and pets or those looking to downsize to a convenient location.

You step into a large hallway with stairs to the first floor, a ground floor cloakroom and useful built in storage cupboards. The sitting room is dual aspect and a great size for relaxing. The dual aspect kitchen/dining room overlooks the garden and has a range of modern eye and base level units together with integrated appliances. The dining area sits in front of french doors that open out to the garden.

On the first floor are 3 bedrooms and 2 bathrooms. The master bedroom is a great size and an adjoining en suite shower room. Bedroom 2 is another double bedroom ideal for guests and finally bedroom 3 overlooks the garden and is a generous single. The modern family bathroom has a matching 3 piece suite including a shower over the bath.

The garden has been totally re landscaped by our vendors creating a large patio area at the top of the garden perfect for enjoying the days sun. Beyond the French doors off the kitchen is a good size lawn An archway continues to another section of garden laid to lawn and would create an ideal vegetable patch. The whole garden is fully enclosed to all sides and has well stocked with various shrubs and plants. To the rear of the property are 2 tandem off road parking spaces price to the property. To the front and side of the property are open green areas with a feature deciduous tree.



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 postcode is PL15 7FW. 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 and bear left. Follow this road where the property will be seen on your left hand side opposite the green space.

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Entrance Hallway

Kitchen / Dining Room
15'5" x 8'10" (4.72m x 2.70m)

Living Room
15'5" x 10'7" (4.72m x 3.25m)

WC

First Floor

Bedroom 1
10'9" x 10'6" (3.28m x 3.22m)

En-Suite

Bedroom 2
10'0" x 8'8" (3.07m x 2.65m)

Bedroom 3
8'10" x 6'6" (2.70m x 1.99m)

Bathroom

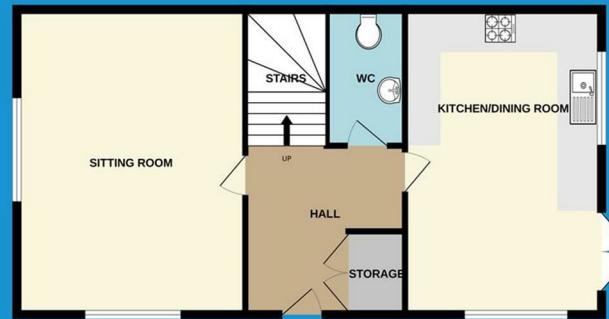
Services

Mains Electricity, Gas, Water and Drainage.

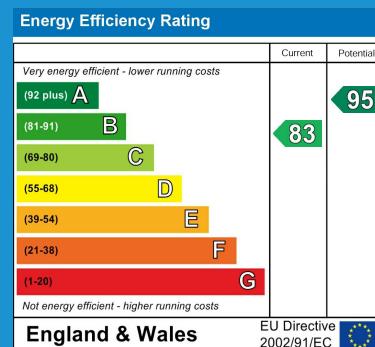
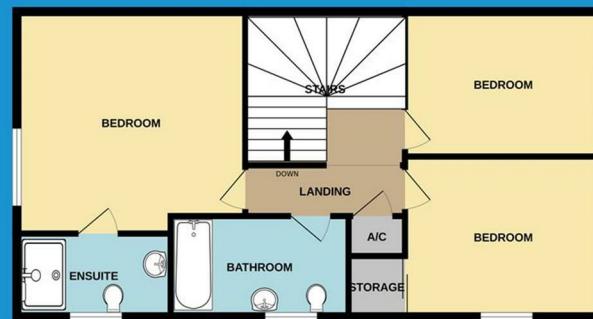
Council Tax Band D

Management Charge For The Estate - TBC

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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