



Grammers Park
Launceston | Cornwall



Town • Country • Coast



Tucked away in a quiet position within this modern development is this very well presented semi detached house. Offering 2 double bedrooms along with an enclosed garden and 2 parking spaces side by side. The rear garden has been totally re landscaped and is very attractive to sit out in. This property is ready made for first time buyers.

You step into a hallway with a door into the front aspect sitting room. There is plenty of room for furniture and a further half glazed door opens into an inner hallway with access to the WC. Overlooking the enclosed garden is the modern kitchen/dining room. There are a range of modern eye and base level units plus numerous integrated appliances including a dishwasher. To one side of this room is a further door into a built in storage cupboard. French doors open out to the garden, perfect for summer evenings.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is front aspect and is a generous size with a built in wardrobe and another door to an over stair cupboard. Bedroom 2 overlooks the rear garden and is a comfortable double bedroom. The family bathroom has a matching 3 piece suite including a shower over the bath.

The rear garden is East facing and has been totally re landscaped and is fully enclosed to all sides. There is a level area of lawn perfect for children and pets. Adjoining the kitchen is an extended patio area which is ideal for outside dining or somewhere to enjoy the sun or place a hot tub! At the end of the garden is another seating area taking advantage of the afternoon and evening sun. There is a private path down the side of the property to a pedestrian gate. Immediately in front of the property are 2 parking spaces side by side. The property is located along a no through road opposite a green area bordered by a mature hedgerow.



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 to the property is PL15 7FY. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. Carry on and you will soon pass Launceston Police Station and St Catherine Primary School. You will soon approach a cross junction, continue straight over and bear right and turn left into Grammers Park. The property will be seen on your right hand side.
WhatThreeWords: cushy.boil.bits

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Entrance Hallway

Sitting Room
12'11" max x 11'7" (3.94m max x 3.55m)

Inner Hallway

WC
5'10" x 2'9" (1.80m x 0.86m)

Kitchen / Dining Room
14'8" max x 9'2" (4.49m max x 2.81m)
Plus Storage Cupboard

First Floor

Bedroom 1
11'6" x 11'0" (3.53m x 3.37m)
Excluding 2 Fitted Cupboards

Bedroom 2
11'1" x 8'2" (3.40m x 2.50m)

Bathroom
6'7" x 6'2" (2.01m x 1.88m)

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

Agent Note
We have been informed there is an estate management charge TBC per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	

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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