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# 2 Rosebank | Chapel | Launceston



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# Price Guide £495,000







***MOTIVATED VENDORS WHO WILL CONSIDER A SENSIBLE OFFER***
Tucked away in an elevated position is this detached home enjoying well presented accommodation. The property offers 4 double bedrooms, 2 reception rooms and a separate study. Outside is an established rear garden, single garage and ample off road parking. Available with no forward chain.

You enter into a porch which opens into an 'L' shaped hallway. The sitting room is dual aspect with French doors offering direct access to the front garden. To one side is a chimney breast housing a multi fuel wood burner. 2 glazed doors open into a separate dining room doors out to the garden and generous entrance hallway. Overlooking the driveway is the kitchen/breakfast room with an extensive range of modern eye and base level units together with a host of integrated appliances. Further down the hallway is a ground floor shower room, utility room and separate study, alongside a further door giving access to the garage.

On the first floor are 4 double bedrooms and 2 bathrooms accessed via the sizable rear aspect landing. The master bedroom is front and rear aspect with a range of built in wardrobes. Leading off is an en suite shower room. The remaining double bedrooms share a family bathroom with a matching 3 piece suite including a shower over the bath.

The property is approached over a paved driveway offering off road parking for numerous vehicles. Adjoining the driveway is an area of lawn. The tiered rear garden is enclosed and is full of established specimen trees and shrubs. There is a useful outside dining area, a separate patio area with rotary washing line, gazebo and garden shed with power and lighting. There is a large area of lawn perfect for enjoying the summer sun.







- Individual Detached Home
- 4 Double Bedrooms
- Dual Aspect Sitting Room
- Ample Off Road Parking and Garage
- Enclosed Established Rear Garden
- Master Bedroom with an En-Suite Shower Room

## Situation

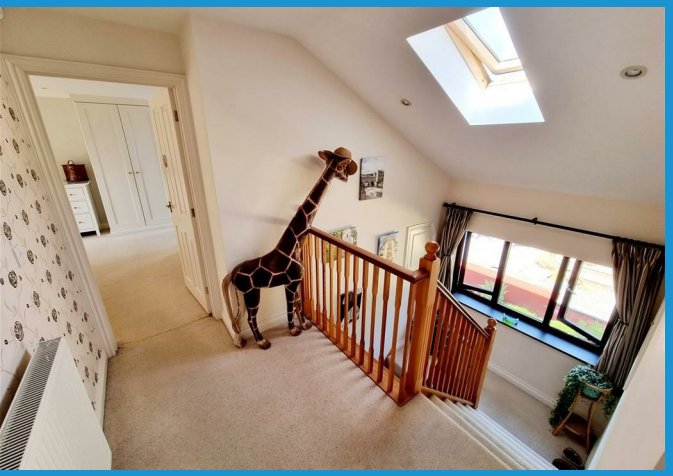
Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 for the property is PL15 7EH. What Three Words 'dreamers.mallets.wardrobe'. From the Town Centre, the best way is along Western Road towards Pennygillam, past the Asda garage on the left and at the traffic lights turn right into St Johns Road. Travel along Moorland road, past the Police station and St Catherine's School. At the T junction turn right and along Upper Chapel and the property can be found approximately half a mile along this road on the left-hand side.









**Entrance Porch**

**Hallway**

**Living Room**
19'2" x 12'11" (5.86m x 3.96m)

**Dining Room**
15'0" x 10'8" (4.59m x 3.27m)

**Kitchen/Breakfast Room**
19'2" x 11'1" (5.86m x 3.38m)

**Study**
7'3" x 6'5" (2.21m x 1.98m)

**Shower Room**

**Utility Room**
7'3" x 5'10" (2.23m x 1.80m)

**First Floor Landing**

**Bedroom 1**
14'6" x 13'8" (4.42m x 4.19m)

**En-Suite**
7'8" x 6'2" (2.36m x 1.90m)

**Bedroom 2**
16'3" x 11'1" (4.97m x 3.38m)

**Bedroom 3**
11'8" x 9'7" (3.58m x 2.94m)

**Bedroom 4**
12'11" x 11'1" (3.96m x 3.38m)

**Bathroom**
9'1" x 6'3" (2.77m x 1.93m)

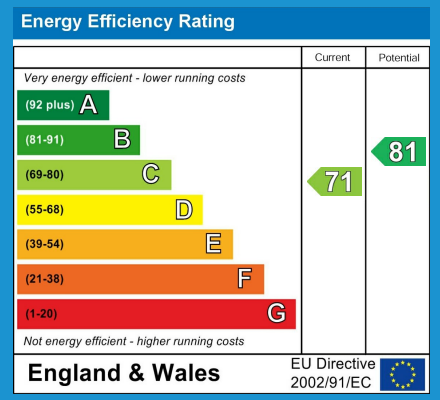
**Garage**
22'9" x 10'9" (6.95m x 3.30m)

**Services**
Mains Electricity and Water.

Private Drainage.
Oil Fired Central Heating.
Council Tax Band E.

**Agents Note**
The internal photos were taken pre tenancy.

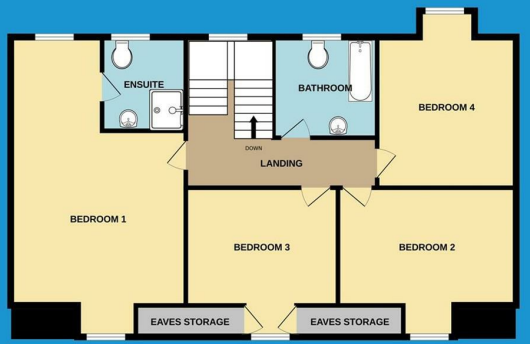
**Agent Note**
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected 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.




## Ground Floor




## First Floor




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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.