



Highfield Park Road
Launceston | Cornwall



Town • Country • Coast



Enjoying a south facing garden is this deceptively spacious split level 3/4 bedroom semi detached home. There are 3 generous double bedrooms plus a useful internal room/study. There is a single garage plus off road parking. The property has been well maintained both inside and out and is offered for sale with no forward chain.

There is a welcoming hallway with stairs to the lower ground floor and first floor. Leading off the hallway is a front aspect double bedroom. On the lower ground floor is a sizable 'L' shaped sitting/dining room overlooking the garden and a kitchen with a range of eye and base level units. Also, on the ground floor is a useful W/C with plumbing for a washing machine.

On the first floor are 2 double bedrooms both enjoying elevated views over the town. The master bedroom has a range of built in wardrobes. There is an internal room which could be used for a whole manner of purposes including a study. Subject to any consent, there is scope to install a velux window in order to create a 4th bedroom as many other properties in the area have done.

In front of the property is a tarmac driveway with access to a single garage which has scope to be converted in additional accommodation subject to planning. Next to the driveway in an area of lawn with a path leading to the front door. Adjoining the rear of the property is an enclosed South facing tiered garden which has been landscaped with areas of lawn and a detached garden shed. There is a path down the side of the property together with a side garden.



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 Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 7DY. 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 along and take the first right onto Highfield Park Road where the property can be seen on your right hand.

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Entrance Hallway

Bedroom 3

12'5" x 9'9" (3.80m x 2.99m)

Lower Ground Floor

Kitchen

10'8" x 7'11" (3.26m x 2.42m)

L Shaped Sitting Room / Dining Room

19'6" max x 16'9" max (5.95m max x 5.11m max)

WC

4'8" x 4'1" (1.44m x 1.26m)

First Floor

Bedroom 1

12'0" x 11'3" (3.66m x 3.45m)

Excluding Wardrobes

Bedroom 2

11'4" x 8'11" (3.47m x 2.73m)

Study / Occasional Bedroom

9'10" x 7'2" (3.00m x 2.19m)

Bathroom

5'10" x 5'3" (1.80m x 1.61m)

Garage

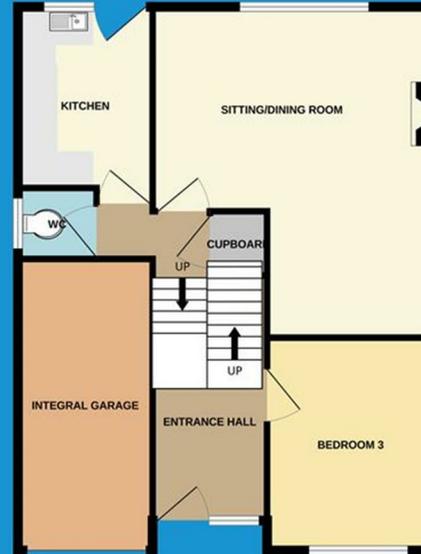
16'9" x 8'0" (5.13m x 2.45m)

Services

Mains Electricity, Water, Gas and Drainage.

Council Tax Band C

Lower Ground Floor & Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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