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C A M E L

COASTAL & COUNTRY



## 8 Culvers Meadow

Launceston, PL15 8RR

Guide Price £199,950



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## The Property

A spacious and modern two-bedroom end-of-terrace townhouse offering off-road parking, an integral garage, and a charming wraparound garden. Situated on the outskirts of town, this deceptively spacious home is arranged over three thoughtfully designed floors.

The property is accessed via a welcoming hallway, which leads to the kitchen. The kitchen features a stylish range of wall and base units, complemented by integrated appliances including a hob and oven. The hallway also provides access to a convenient cloakroom with a WC and stairs leading to both the lower ground floor and the first floor. At the rear, the dual-aspect living room enjoys a bay window with pleasant views and double doors that open onto the garden, creating a bright and inviting space for relaxation.

The lower ground floor offers a practical layout with a hallway leading to a utility room, complete with a sink, storage, and space for appliances. There is also an understairs storage cupboard and direct access to the generously sized integral garage, ideal for additional storage or parking.

The first floor comprises two spacious double bedrooms. The rear bedroom benefits from a lovely outlook, while the front bedroom includes a built-in storage cupboard. A well-appointed family bathroom on this floor features a storage cupboard, adding to the home's practicality.

Parking is conveniently located at the rear, directly in front of the garage. The wraparound garden, located to the side of the property, is thoughtfully designed with a combination of patio and artificial grass, enclosed by a fenced border for privacy. A gate at the front provides external access, while French doors connect the garden to the living room, enhancing the indoor-outdoor flow.

This impressive townhouse combines modern living with practical features, making it an ideal choice for those seeking comfort, convenience, and style in a peaceful edge-of-town location.

## Entrance Hall

18'10 x 3'6 (5.74m x 1.07m)

## Kitchen

8'8 x 7'1 (2.64m x 2.16m)

## WC

6'10 x 2'10 (2.08m x 0.86m)

## Lounge/Diner

16'5 x 11'0 (5.00m x 3.35m)

## LOWER GRD FLOOR

## Integral Garage

16'6 x 11'1 (5.03m x 3.38m)

## Utility Room

11'10 x 4'7 (3.61m x 1.40m)

## FIRST FLOOR

## Landing

## Bedroom

11'0 x 10'7 (3.35m x 3.23m)

## Bedroom

11'0 x 8'9 (3.35m x 2.67m)

## Bathroom

7'0 x 5'8 (2.13m x 1.73m)

## Parking

There is the integral garage with parking in front.

## Directions

Sat Nav: PL15 8RR

What3words: ///doghouse.dining.cheaply

For further information please contact Camel Coastal & Country. 01872 571454

Tel: 01872 571454



## Property Information

Age of Construction: 2003/2006  
Construction Type: Block (Assumed)  
Heating: Mains Gas central Heating  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: B  
EPC: C72  
Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are

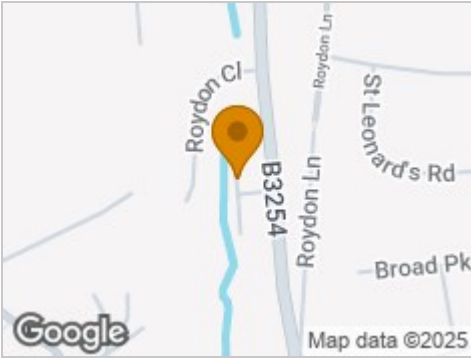
NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



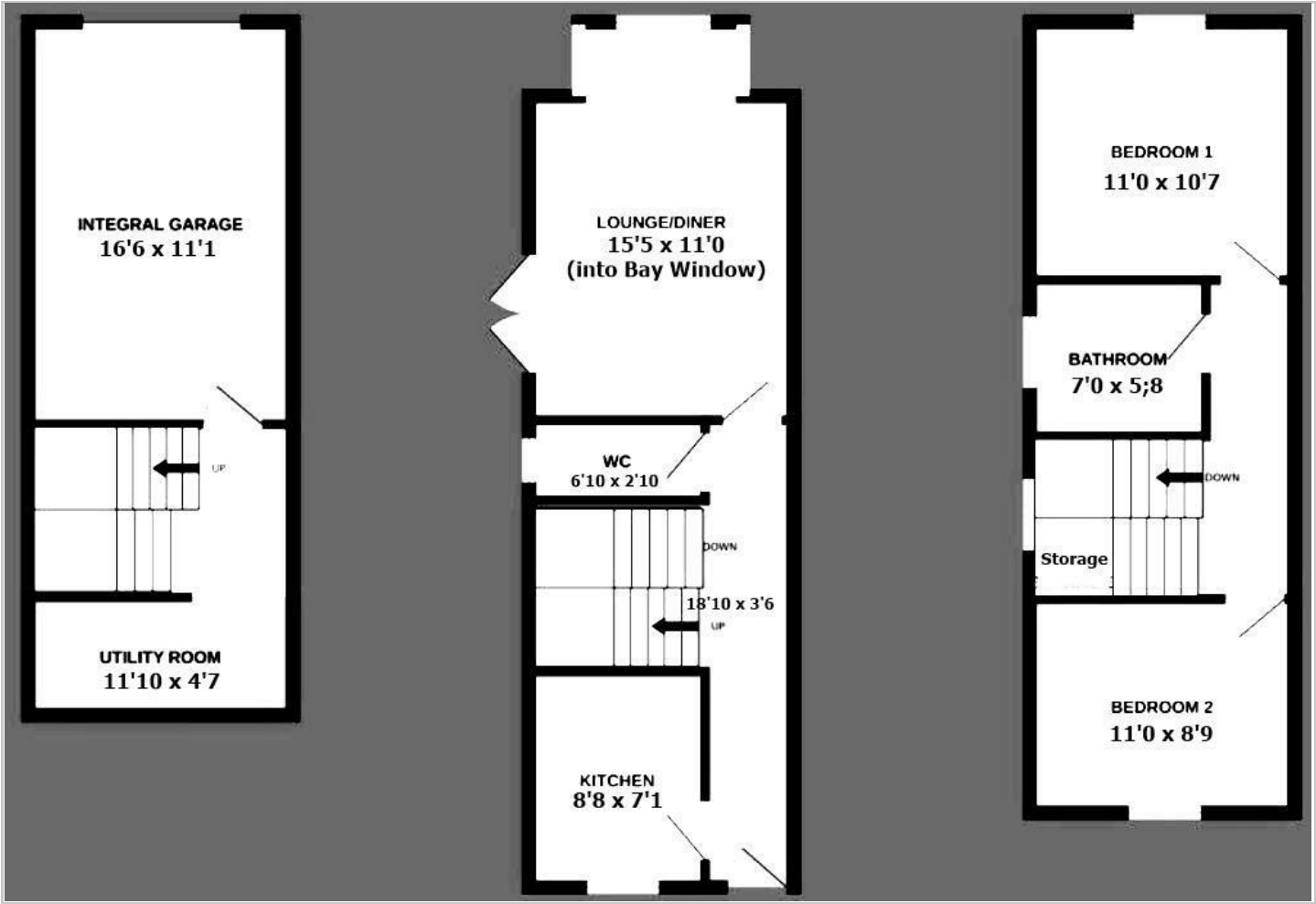
Hybrid Map



Terrain Map



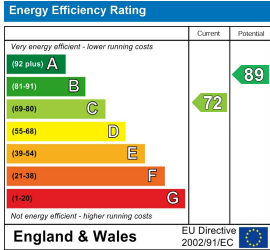
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.