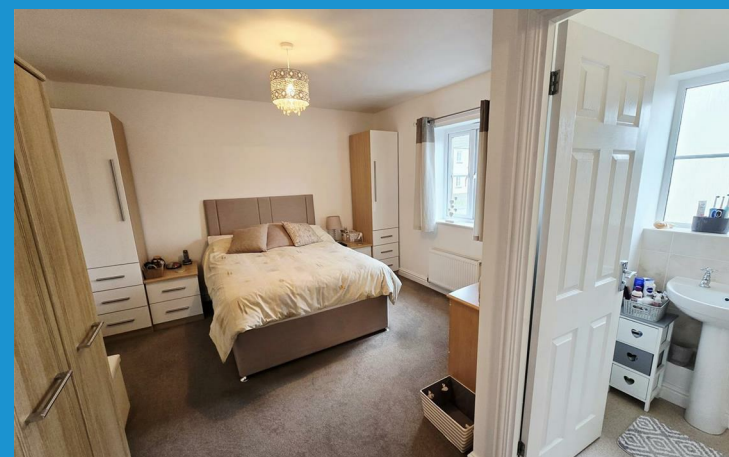
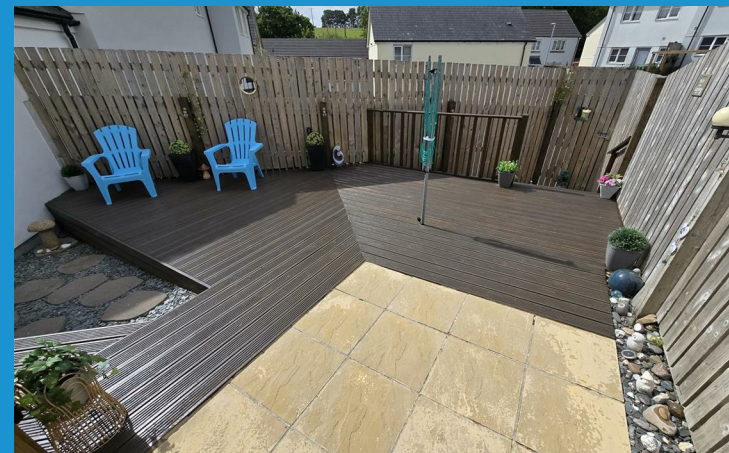




Oak Moor Drive  
Launceston | Cornwall





Presented to an impeccable standard with a DOUBLE GARAGE plus driveway parking is this 3 bedroom (1 en-suite) house. Conveniently situated within walking distance of the Retail Park, Tesco and Local Schools.

You are greeted by a welcoming hallway with ground floor WC and storage cupboard. The sitting room is front aspect and has two windows giving plenty of natural light. Overlooking the rear garden is the open-plan kitchen/dining room. The kitchen area has a good range of eye and base level units together with various integrated appliances. The dining area is a generous size and has French doors out to the rear garden.

On the first floor there are the 3 bedrooms with the master bedroom being a double with an en-suite shower room. Bedroom 2 is another double and overlooks the rear garden. Bedroom 3 which is a single room. The family bathroom has a matching 3 piece suite with full-length bath. To the rear of the property is a low maintenance garden with steps from the dining area down to a paved area which is west facing enjoying the afternoon and evening sun. There is a door that leads into the garage and a gate providing rear access. To the side of the property is a double garage with parking on the driveway in front.





### 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 1 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, 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 and Costa. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

From the centre of town, take Western Road towards Pennygillam Industrial Estate. At Pennygillam roundabout take the second exit on to Link Road. Follow this road past DS Smith and Lidl, taking the next right hand turning just before the traffic lights. Following this road bearing right and left. Turn left into Haye Common Drive and turn right into Oak Moor Drive, where the property can be found on the right. The postal code for the property is PL15 9FA.

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### Entrance Hallway

### Kitchen/Diner

19'3" max x 12'11" max (5.87m max x 3.96m max)

### Sitting Room

18'6" max x 11'8" max (5.66m max x 3.56m max)

### W/C

7'3" x 3'10" (2.21m x 1.19m)

### First Floor Landing

### Bedroom 1

11'8" max x 11'1" max (3.58m max x 3.38m max)

### En-suite

5'8" max x 5'1" max (1.73m max x 1.57m max)

### Bedroom 2

10'2" max x 8'9" max (3.10m max x 2.69m max)

### Bedroom 3

9'8" max x 6'11" max (2.97m max x 2.11m max)

### Bathroom

### Services

Mains Gas, Electricity, Water & Drainage.

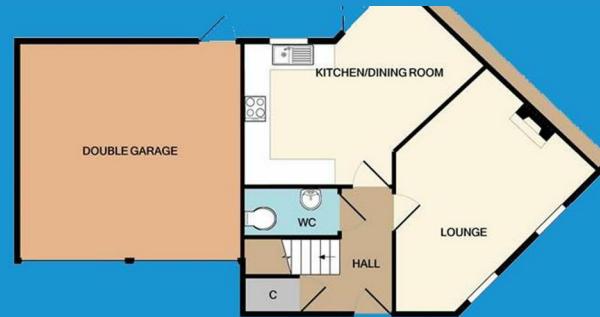
Gas Central Heating.

Council Tax Band C.

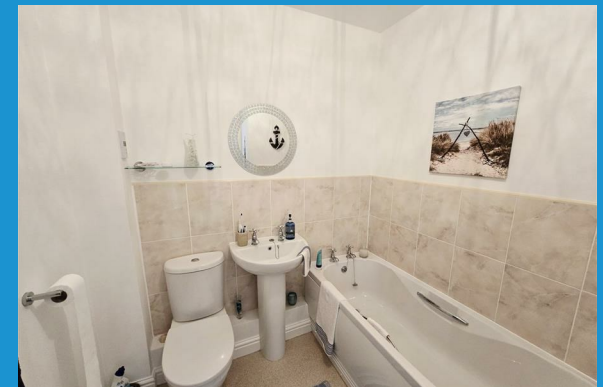
Management Charge - £180 annually


### Agents Note

Please note that some of the rooms are of an irregular shape and measurements are average and approximate.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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