



Foxglove Close
Launceston | Cornwall



Town • Country • Coast



Enjoying a fantastic view towards open countryside is this modern terraced home offering 2 double bedrooms. Outside is an enclosed rear garden and 2 private side by side parking spaces. Offered for sale with no forward chain.

You step into a porch which open into the front aspect sitting room with a staircase to the first floor. To the rear of the property over looking the rear garden a kitchen/dining room. The kitchen area has a range of eye and base level units with space for various white goods. There is also a dining area in front of the french doors giving access to the rear garden. There is also access to a useful understairs storage cupboard.

On the first floor are 2 good size double bedrooms of which share a family bathroom. The main bedroom is rear aspect enjoying a wonderful view towards open countryside spanning a number of miles! There is plenty of spaces for a double bed plus free standing furniture. Bedroom 2 is another double with a recess for furniture. The family bathroom is located between the bedrooms and has a shower over the bath.

In front of the property are 2 side by side off road parking spaces with a path to the front door. Adjoining the kitchen is a decked area ideal for enjoying the view. Steps take you down to a garden which has been landscaped for low maintenance gardening in mind. There are scope to design and create a garden to a purchasers open design and style! To the corner of the garden is a gates which gives independent access into the rear garden without going through the property.



Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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 9JT. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right hand side and cross over the A30 dual carriageway. At the roundabout, take the first turning and within a short distance you will reach a mini-roundabout where you turn left into Snowdrop Crescent. Follow this road taking the second right turn into Foxglove Close where the property will be seen on your left.

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Entrance Porch
4'10" x 3'3" (1.48m x 1.01m)

Sitting Room
14'9" x 12'9" (4.50m x 3.90m)

Kitchen / Dining Room
12'9" x 9'6" (3.90m x 2.90m)

First Floor

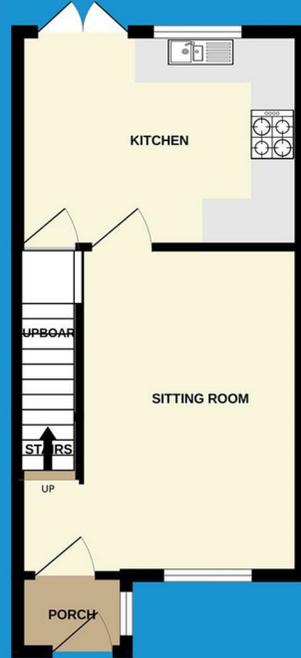
Bedroom 1
12'9" x 9'6" (3.90m x 2.90m)

Bedroom 2
12'9" x 9'6" (3.90m x 2.90m)

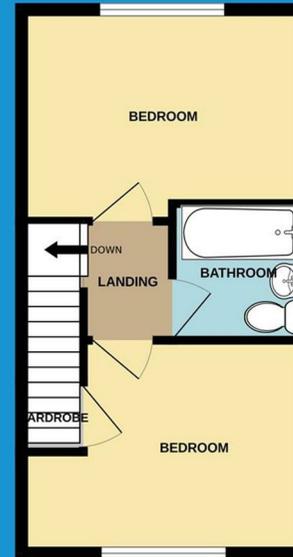
Bathroom
6'4" x 6'4" (1.95m x 1.94m)

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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(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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