



Kensey Valley Meadow

Launceston | Cornwall



Town • Country • Coast



A well presented 3 double bedroom modern town house with an enclosed garden with 2 reception rooms which includes a first floor living room with views and a stunning open-plan kitchen and family room on the ground floor with bi-fold doors leading into the garden. The home enjoys direct views over adjoining open countryside.

You enter into a hallway with a staircase to the first floor and a useful understairs WC. A door opens into the reconfigured ground floor, creating a very smart open plan kitchen/dining/family room with bi-fold doors opening out into the garden. The kitchen area is front aspect with a range of modern contemporary eye and base level units with a variety of integrated appliances. Beyond the kitchen, is a generous dining/family room overlooking the rear garden, with a view towards open countryside.

On the first floor, is a rear aspect sitting room which is a great size for a family, with a feature Juliette balcony offering a direct view towards open countryside. Located on this floor is a double bedroom which is front aspect, ideal as a guest room. On the second floor is the master bedroom which has been improved by the addition of floor to ceiling mirror fronted built in wardrobes, plus an en-suite shower room. Furthermore there is another double bedroom, which is rear aspect enjoying a rural view and finally a family bathroom with a matching 3 piece suite.

In front of the property is a driveway parking. Adjoining the bi fold doors at the rear, is a sizable patio area perfect for outside dining. Beyond here, is a level lawn which has a hedge at the end overlooking adjoining open countryside with a gravelled area and a shed at the far end.



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 for the property is PL15 9TS. What Three Words for the property is 'hoped.saturate.sobs' and this will take you directly to the property. From the town centre proceed under the Southgate Arch into Exeter Street. At the junction turn left and drive down the hill and turn left at the roundabout. Proceed ahead at the next roundabout bearing right. Follow this road where the property will be seen on your left hand side.

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Entrance Hallway

W/C

5'9" x 2'9" (1.77m x 0.86m)

Family/Dining Area

14'11" x 8'0" (4.56m x 2.44m)

Kitchen Area

12'10" x 7'4" (3.92m x 2.25m)

First Floor Landing

Living Room

15'1" max x 13'10" max (4.62m max x 4.22m max)

Bedroom 3

9'3" x 8'7" (2.82m x 2.64m)

Second Floor Landing

Bedroom 2

9'8" x 8'4" (2.97m x 2.56m)

Bedroom 1

11'3" x 8'11" (3.45m x 2.73m)

En-suite

6'10" max x 5'10" max (2.1m max x 1.80m max)

Bathroom

6'2" x 5'6" (1.90m x 1.68m)

Services

Mains Gas, Electricity, Water & Drainage.

Mains Gas Central Heating.

Council Tax Band C.

Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 76 | |
| (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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