

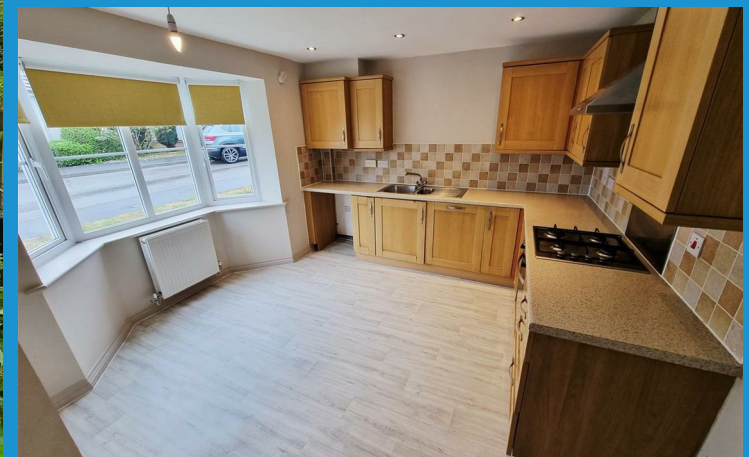


125 Kensey Valley Meadow

Launceston | Cornwall



Town • Country • Coast



Offered with NO FORWARD CHAIN is this spacious modern home offering 3 bedrooms (1 en suite). The property enjoys a landscaped rear garden that adjoins open countryside. A short walk away from the property are 2 garages under a coach house.

You enter the home into a hallway with access to the first floor staircase and ground floor WC. The kitchen/dining room is front aspect with a range of modern eye and base level units with integrated appliances. The dining area is in front of a feature bay window. The sitting room is a generous size with sliding patio doors and overlooks the rear garden. To one side is a door to a useful under-stairs cupboard.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom, is a great size with an en-suite shower room. Both bedrooms 2 and 3 overlook the rear garden and enjoy a view towards nearby fields. The family bathroom is a fantastic size with a matching 3 piece suite including a full length bath.

Adjoining the sliding patio doors from the sitting room is an area of decking ideal for outside dining or to enjoy the sun. Beyond here is an area of lawn flanked by flower borders. The bottom of the garden has a fantastic view adjoining open countryside. The rear garden is fully enclosed and perfect for children and pets alike. 2 garages (one without a door) offering secure parking for 2 vehicles.



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. Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout go straight over and take the next right and the property will be seen ahead on the left.

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Entrance Hallway

WC

Kitchen / Dining Room
14'9" x 10'4" (4.50m x 3.15m)

Living Room
19'1" x 12'0" (5.84m x 3.66m)

First Floor

Bedroom 1
13'3" x 10'2" (4.04m x 3.12m)

En-Suite

Bedroom 2
10'7" x 8'5" (3.25m x 2.57m)

Bedroom 3
8'5" x 8'0" (2.59m x 2.46m)

Bathroom

Services

Mains Electricity, Water, Gas and Drainage.

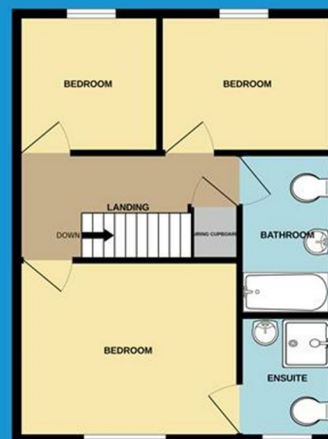
Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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

Ground Floor



First Floor



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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