



Barrabill Way
Launceston | Cornwall



Town • Country • Coast

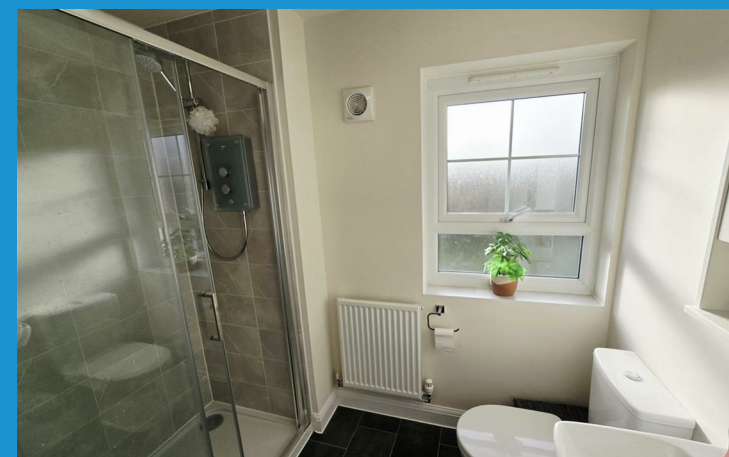
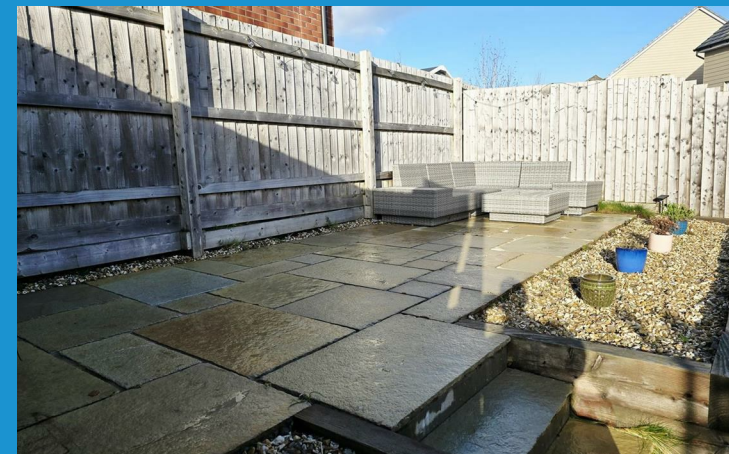


A well presented and spacious 3 bedroom detached modern house situated on a popular development with off-road parking alongside a generous enclosed garden at the rear. The property features an en-suite main bedroom, open plan kitchen and dining room alongside a generous dual aspect living room.

The front door leads into a spacious hallway with stairs to the first floor, a ground floor cloakroom and a useful built in storage cupboard. The sitting room is dual aspect and a great size for relaxing with an open outlook. The dual aspect kitchen/dining room overlooks the garden with double doors leading onto the patio. There is a range of light grey eye and base level units with space for appliances.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is a spacious size and has an en-suite shower room. Bedroom 2 is another double bedroom with fitted wardrobes. Finally bedroom 3 is a generous single. The modern family bathroom has a matching 3 piece suite including a shower over the bath.

The garden features an extensive patio area which offers good privacy, great for eating out in the warmer months and entertaining. There is gated access to the driveway at the side with provision for 2 vehicles. The patio is enclosed via a low level fence with gated access to a lawned garden and gravelled storage area to the side of the house. There is then an additional raised patio area to the top of the garden, again offering good privacy.



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 one 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 and 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 Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode is PL15 7FW. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. Take a left at the top of the hill and then the next right, which is the entrance to the estate. Follow the road to the left and you will see the property on the right hand side.

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Entrance Hallway

Living Room

15'7" x 10'7" (4.75m x 3.24m)

Cloakroom

5'8" x 3'0" (1.73m x 0.93m)

Kitchen / Dining Room

15'6" x 8'9" (4.74m x 2.68m)

First Floor

Bedroom 1

10'9" x 10'6" max (3.30m x 3.22m max)

En-Suite

7'6" x 4'7" (2.31m x 1.41m)

1.41m narrows to 1.16m

Bedroom 2

8'9" x 8'9" (2.69m x 2.67m)

Bedroom 3

8'9" x 6'5" (2.68m x 1.96m)

Bathroom

6'11" x 5'6" (2.11m x 1.69m)

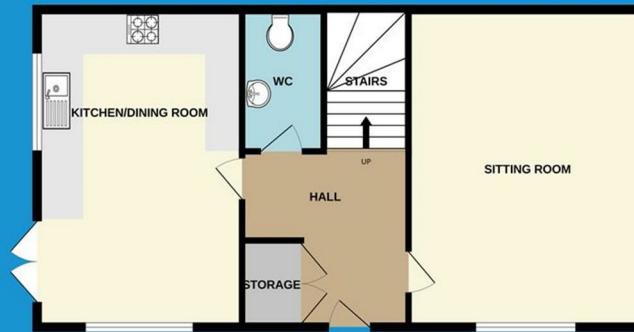
Services

Mains Electricity, Gas, Water and Drainage.

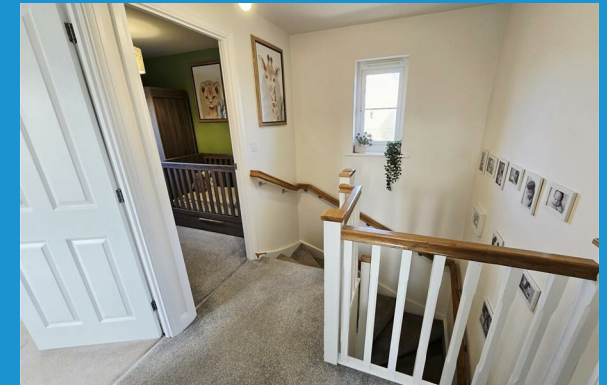
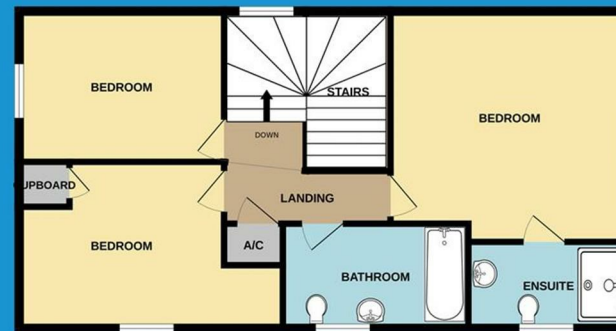
Council Tax Band C

Management Charge For The Estate - TBC

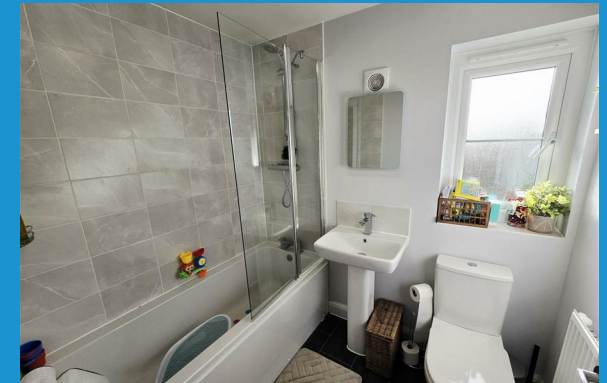
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	83	
(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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