

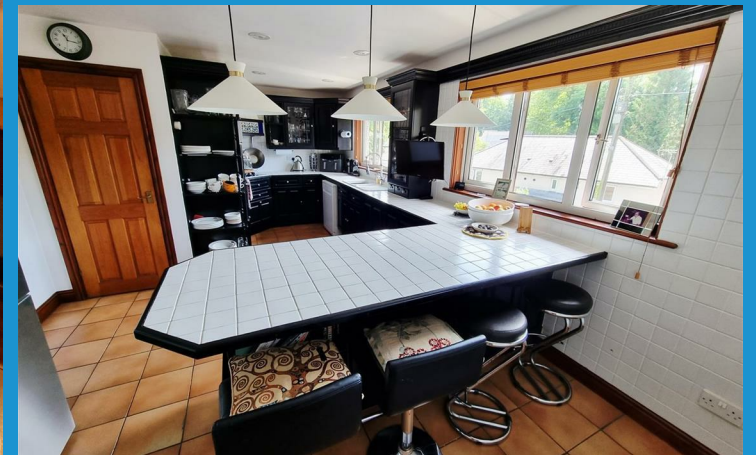


Chapel | Launceston | Cornwall



Town • Country • Coast





An individual South facing detached house situated in a convenient location on the outskirts of the town. The reverse level accommodation offers 3 bedroom and 3 reception rooms. The property features ample off-road parking, an integral garage and low-maintenance gardens which includes a first floor covered patio.

The accommodation includes 3 spacious double bedrooms, all found on the ground floor where there is also the family bathroom with a double shower enclosure. You enter the property via a covered porch at the front into a spacious open hallway with a Teak spiral staircase to the first floor. From here there is a door into the large integral garage which has an electric up and over door. There is a useful utility room which has space for appliances.

On the first floor there is a spacious open landing with a cloakroom and WC. A door leads into the open-plan kitchen and breakfast room which has a walk in pantry/larder. A door leads into a spacious dining room with patio doors leading out to the patio area which is perfect to sit out in a sheltered space, ideal for al fresco dining.

From here, patio doors lead into the living room which is a generous main reception room with a fireplace with a gas wood burner style fire. There is an additional home office or bedroom which has endless possibilities.

There is a driveway at the front with off-road parking for numerous vehicles, leading to the garage. A pathway provides access around the side and rear of the property with steps at the front leading up to the first floor patio area.

The property has central heating and is ideally situated for the town and local amenities.





### 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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times and before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

### Directions

The postcode to the property is PL15 7BY. What Three Words ' ' will take you directly to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside. Follow the road down and you will see the property ahead on the right hand side

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**Entrance Hallway**  
9'9" x 9'5" (2.98m x 2.88m )

**Integral Garage**  
17'0" x 15'8" (5.20m x 4.78m )

**Utility Room**  
11'8" x 9'10" (3.58m x 3.01m )  
3.58m narrowing to 1.88m  
3.01m narrowing to 1.80m

**Bedroom 1**  
13'5" x 11'6" (4.09m x 3.51m )  
Plus Wardrobes

**Bedroom 2**  
15'4" x 11'9" (4.68m x 3.59m )

**Bedroom 3**  
11'8" x 11'0" (3.58m x 3.37m )  
Plus Wardrobes

**Bathroom**  
9'1" x 7'4" (2.78m x 2.25m )

## First Floor

**Landing**  
13'4" max x 9'4" (4.08m max x 2.87m )  
Including Stairwell

**WC**  
5'10" x 3'6" (1.79m x 1.07m )

**Kitchen / Breakfast Room**  
19'3" max x 11'9" (5.89m max x 3.59m )

**Larder**  
7'5" x 3'2" (2.27m x 0.97m )

**Dining Room**  
14'0" x 11'8" (4.29m x 3.58m )

**Living Room**  
21'4" x 13'4" (6.51m x 4.08m )

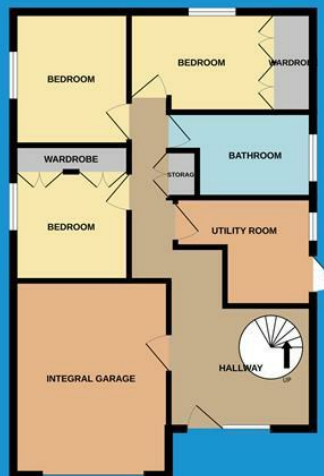
**Home Office / Bedroom 4**  
11'10" x 9'10" (3.61m x 3.01m )

**Balcony**  
14'4" x 10'9" (4.39m x 3.28m )

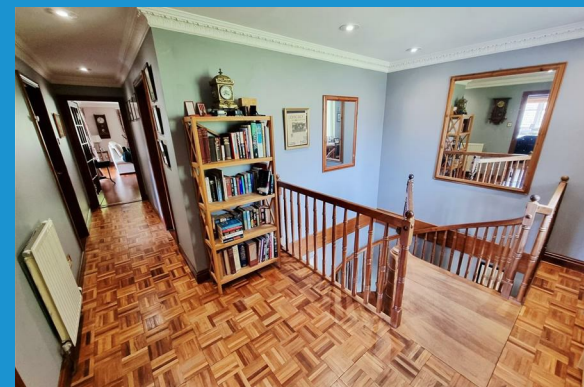
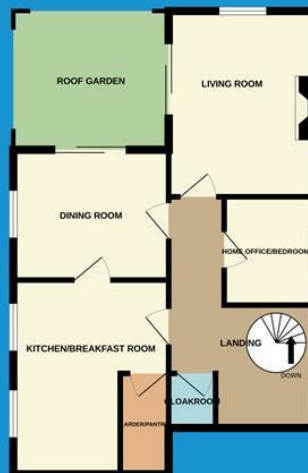
**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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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