



**16 Kensey View**  
Launceston | Cornwall



Town • Country • Coast





Enjoying views towards fields and Dartmoor National Park is this end of terrace 3 bedroom cottage. Offering refurbished accommodation, modern kitchen, bathroom and central heating system plus gardens to the front and rear. The cottage also boasts a detached garage and driveway parking. NO CHAIN.

You step into a hallway with space for shoes and coats. Stairs take you up to the first floor and a door opens into large front to rear aspect reception room, which is a great size for entertaining! There is a box bay window overlooking the front garden. There are a range of new eye and base level units plus an integrated oven and hob in the kitchen. From the side aspect window a view is enjoyed towards Dartmoor. A further door takes you through to a rear porch with a WC/utility leading off and a door into the rear garden.

On the first floor are 3 bedrooms and a refitted family bathroom. The main bedroom is front aspect with 2 built in wardrobes. Bedrooms 2 and 3 are rear aspect with views towards open countryside. The family bathroom has been totally refitted and now has a matching 3 piece suite and aqua boarding to all walls.

The cottage is accessed up a short number of steps directly to the front door. The gardens can be found to the front and rear of the cottage and are landscaped with low maintenance gardening in mind. The rear garden has a patio area ideal for sitting out in and has a few raised flowerbeds. To the lower side of the cottage are gates leading to a detached single garage and private driveway which is rare for a cottage close to the town centre.





### 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 9LA. Leave Launceston Town Centre using Exeter Street. Turn left down Kensey Hill and after a short distance the property will be seen on your left hand side before the roundabout.

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**Entrance Hallway**  
 12'11" x 3'5" (3.94m x 1.05m)

**Sitting Room / Dining Room**  
 19'3" max x 14'0" (5.89m max x 4.27m)

**Kitchen**  
 8'7" x 8'3" (2.64m x 2.52m)

**Rear Hall**  
 8'11" x 3'5" max (2.73m x 1.05m max)

**WC**  
 5'10" x 3'11" (1.78m x 1.20m)

**First Floor**

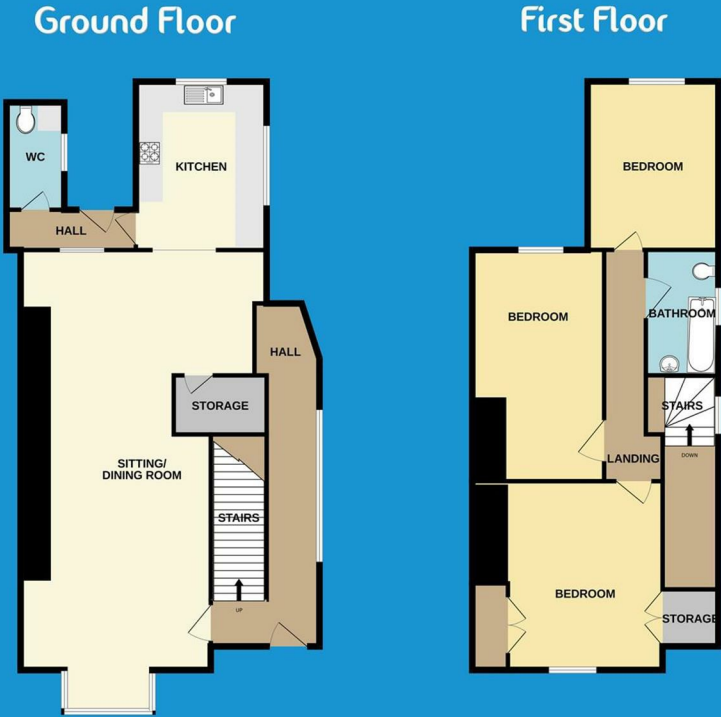
**Bedroom 1**  
 12'0" x 8'5" (3.66m x 2.59m)

**Bedroom 2**  
 11'1" x 7'10" (3.40m x 2.40m)

**Bedroom 3**  
 8'8" x 8'5" (2.66m x 2.58m)

**Bathroom**  
 8'1" x 4'8" (2.47m x 1.44m)

**Services**  
 Mains Electricity, Gas Water, Drainage  
 Council Tax Band C



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		
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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