

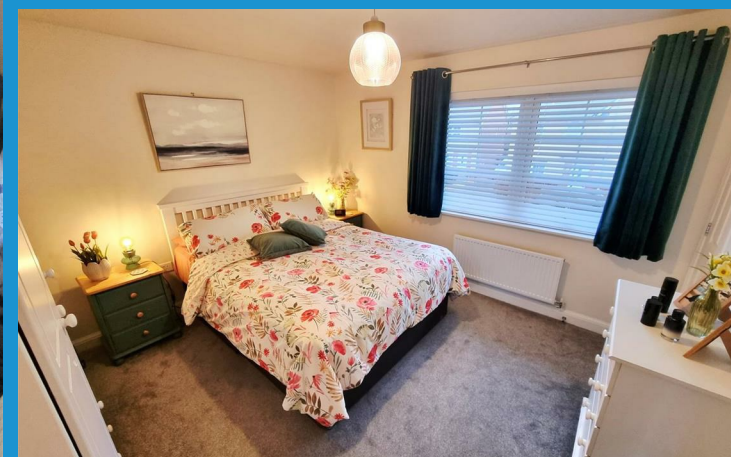


32 Long Meadow  
Launceston | Cornwall



Town • Country • Coast





Located on a popular development is this immaculate rendered & red brick semi detached home offering 2 double bedrooms. The property benefits from side by side off road parking and a private South facing garden primarily laid to lawn

You enter the property into a hallway with stairs to the first floor. A door leads into the front aspect sitting room. There is an inner hallway with access to the kitchen/dining room and ground floor W/C. Overlooking the rear garden is a kitchen/dining room with a range of contemporary eye and base level units with space for integrated appliances. Opposite the kitchen is a dining area with a useful built in storage cupboard and further base level units and worktop.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is a very generous size offering space for freestanding bedroom furniture. To one side of the bedroom are 2 cupboards, one as a built in wardrobe and further a built in storage cupboard. The rear aspect bedroom enjoys a view over the rear garden and is another double room with a great view towards Kit Hill View in the distance. The family bathroom has a matching 3 piece suite including a shower over the bath.

In front of the property are 2 allocated off road parking spaces side by side. A private path leads to a pedestrian gate through to the enclosed South facing rear garden enjoying the sun all day. Adjoining the kitchen is a patio area perfect for sitting out on. Beyond here is an area of lawn fully enclosed ideal for children and pets. The rear garden offers a good degree of privacy as there is no one immediately behind you which is quite rare for a property on an established development.





### 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 7FZ. 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. At the T junction proceed ahead into Long Meadow and follow the road bearing right and the property will be seen on your right hand side.

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Entrance Hallway

Sitting Room  
12'11" x 11'6" (3.94m x 3.53m )

Kitchen / Dining Room  
14'8" x max x 9'2" (4.48m x max x 2.80m )

WC  
5'10" x 2'10" (1.80m x 0.87m )

First Floor


Bedroom 1  
11'7" x 11'0" (3.55m x 3.36m )

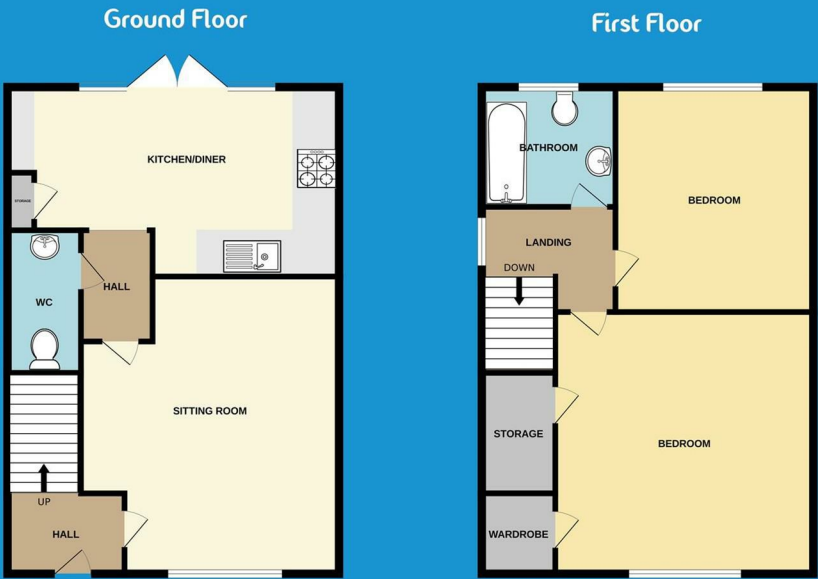
Bedroom 2  
11'2" x 8'2" (3.41m x 2.51m )

Bathroom  
6'7" x 6'2" (2.03m x 1.89m )

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

Agency Note  
We have been informed there is an estate management charge TBC per annum.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>	<b>84</b>	<b>97</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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