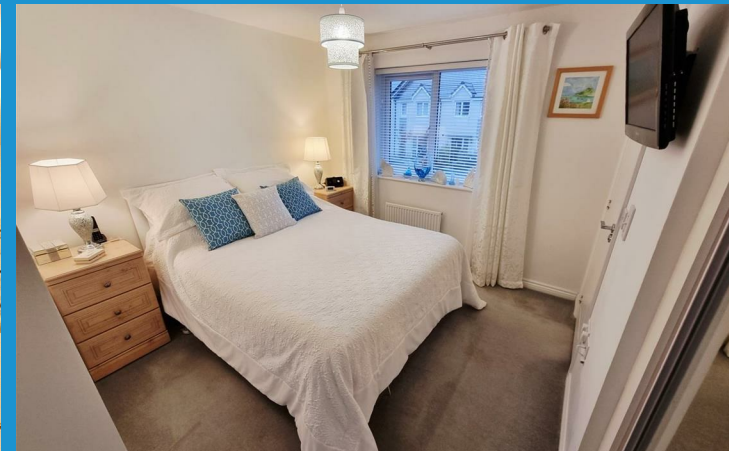




Long Field Road
Launceston | Cornwall



A well presented modern property located in a popular development on the fringe of Lاونceston. This 3 bedroom property offers parking for 2 vehicles whilst boasting a generous size rear garden landscaped by our vendor and enjoying distant views over rooftops to nearby countryside. Convenient location for nearby primary school, retail park and A30.

You step into the hallway with a staircase to the first floor. A door opens into the front aspect sitting room. To one side of the room is a wall mounted fireplace with storage to either side. A door opens into a inner hallway with access to the ground floor cloak room. The kitchen/dining room overlooks the rear garden with access out to the decking. The kitchen area has a range of modern eye and base level units of integrated appliances and new worktops. Beyond here is a dining area in front of French doors.

On the first floor are 3 bedroom and 2 bathrooms. The master bedroom is front aspect with an en suite shower room and floor to ceiling built in wardrobes with sliding doors. Bedroom 2 is a rear aspect double bedroom with glimpses of nearby countryside. Bedroom 3 is a good size single bedroom with a view over the garden and offering space for freestanding furniture. The family bathroom has a modern and contemporary 3 piece suite including a full length bath.

In front of the property are 2 off road parking spaces side by side with a path to the rear garden. The South Facing rear garden has been recently landscaped to include a large composite decked area, the perfect place to enjoy the sunny position. Steps lead down to a "zen style" garden which is fully enclosed and landscaped with low maintenance gardening in mind. A lawn could easily be reinstated perfect for children and pets. To one corner in an insulated garden studio with power and light connected perfect as a hobbies room or home office.



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 postal code for the property is PL15 9FW. What Three Words 'engages.sprouted.park' will take you to the property. The property can be found just off the roundabout at Stourcombe at the end of Tavistock Road, as you take the exit for Bodmin on the A30 take the turning into Long Field Road and the property can be seen three quarters of the way along on your left hand side.

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Entrance Hallway

Living Room
13'10" max x 12'2" (4.24m max x 3.71m)

Inner Hallway

Cloakroom

Kitchen/Diner
15'7" x 9'6" (4.75m x 2.90m)

First Floor Landing

Bedroom 1

En-Suite
5'8" x 5'6" (1.75m x 1.70m)

Bedroom 2
10'9" x 8'7" (3.30m x 2.64m)

Bedroom 3
11'8" x 6'7" (3.56m x 2.03m)

Bathroom
6'7" x 5'6" (2.03m x 1.70m)

Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating.

Council Tax Band C.

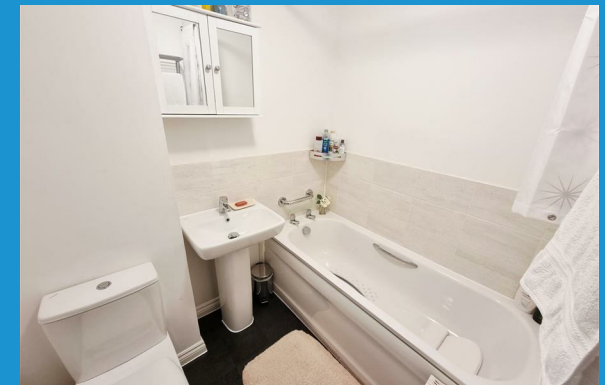
Agent Note

There is a management charge which is due annually. Price TBC

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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