

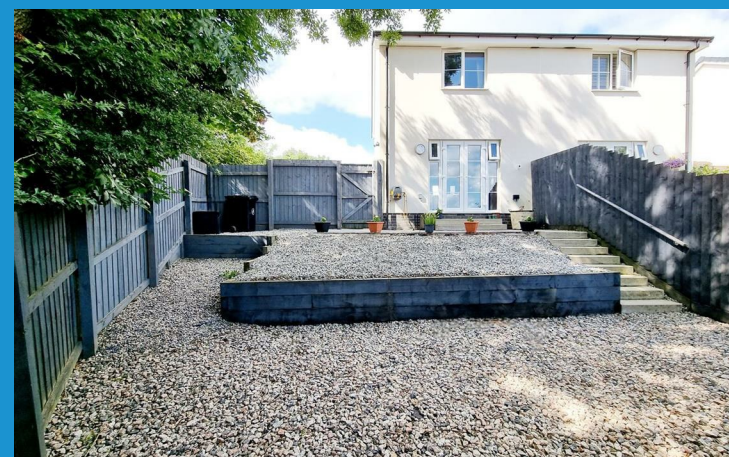


# Barley Rise

Launceston | Cornwall



Town • Country • Coast



Located on a newly established development is this modern 2 double bedroom semi detached house with an open plan kitchen/sitting/dining room. There is an enclosed rear garden plus off-road parking for 2 vehicles. The property has the remainder of its 10 year NHBC warranty.

You enter into a hallway with staircase to the first floor. A door takes you through to a light front to rear aspect open plan kitchen/dining/sitting room. The kitchen area is a good size with a range of modern eye and base level units together with a range of built-in appliances plus space for white goods. A large breakfast bar overlooks the sitting area which enjoys a view out of the French doors into the garden. Finally discretely located under the staircase is a W/C and small understairs recess.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is rear aspect with a view over the garden with a glimpse towards nearby fields and Kit Hill. There is plenty of space for freestanding furniture if desired. Bedroom 2 is another double that is front aspect and has a recess ideal for a freestanding wardrobe.

In front of the property is a small garden. To the side of the property is tandem off-road parking for 2 vehicles. The property also has the benefit of an EV car charger for those with an electric vehicle. The rear garden is enclosed to all sides with a pedestrian gate from the driveway. Adjoining the sitting room is a small paved patio. Steps lead down to a garden which has been landscaped with low maintenance gardening in mind. There is tremendous scope to further landscape the garden to a purchasers own design and style. At the bottom of the garden is a detached garden shed and space for a greenhouse. The garden adjoins a natural hedge line with attractive deciduous trees.



### 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 for the property is PL15 9GS. From our office proceed along the A388 over the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road and take the first left. At the T junction turn right where the property will be seen on your left hand side.

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Entrance Hallway

Kitchen / Breakfast Room  
14'0" x 9'1" (4.29m x 2.77m )

Sitting Room  
12'9" x 11'6" (3.91m x 3.52m)

WC  
5'2" x 4'3" (1.60m x 1.30m )

First Floor Landing

Bedroom 1  
12'9" x 9'10" (3.91m x 3.00m )

Bedroom 2  
12'9" max x 8'2" max (3.91m max x 2.51m max)

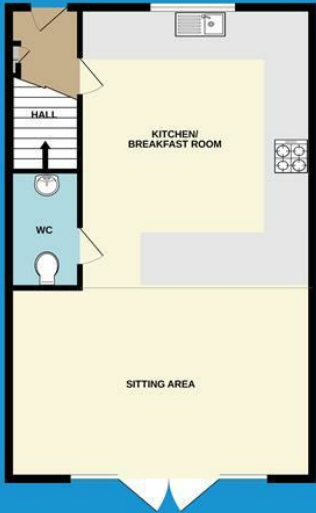
Bathroom  
6'9" x 6'0" (2.07m x 1.84m )

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

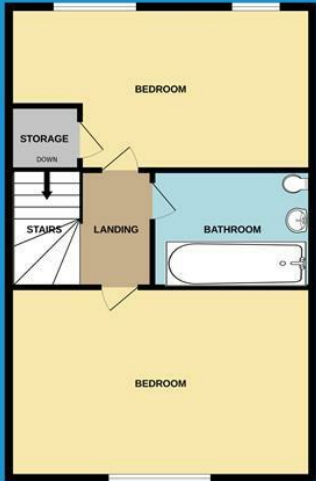
Agent Note  
We understand there will be an estate management charge on completion on the estate.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 82      |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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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