

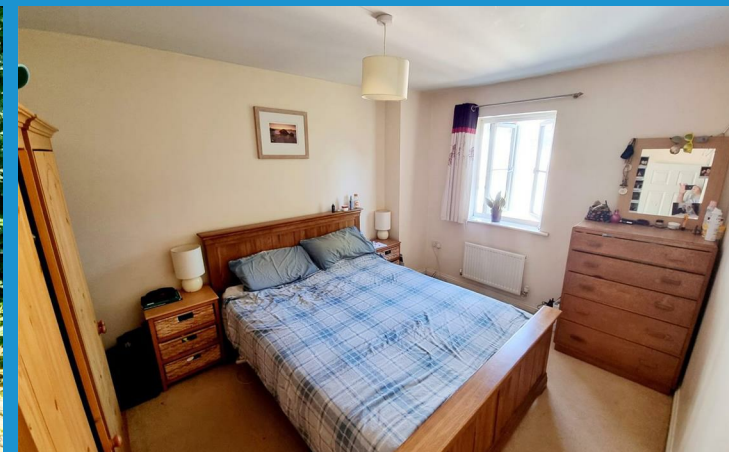


Kensey Valley Meadow

Launceston | Cornwall



Town • Country • Coast



No Onward Chain!

Deceptively spacious 3 bedroom mid terrace modern house on a popular development with sizeable reception room and separate kitchen/breakfast room. Good size rear garden, nearby single garage and off road parking.

You enter the property into a hallway with access to a W/C and stairs to the first floor. The kitchen has a range of modern eye and base level units with integrated appliances. There is a front aspect view over the nearby green area. The sitting/dining room is a generous size and has sliding patio doors overlooking the rear garden.

On the first floor there are 3 bedrooms and a family bathroom. The master bedroom is a good size double with an elevated view towards the nearby green area, plus ample space for freestanding furniture. Bedroom 2 is a smaller double bedroom with a pleasant view over the rear garden. Finally, bedroom 3 is a comfortable single bedroom or possible study/hobbies room. The family bathroom is well presented with a matching 3 piece including a shower over the bath.

Steps lead up to the front door with a small area of lawn. The rear garden is a generous size and is gently sloping. Adjoining the patio doors from the sitting room is a covered patio area. Steps lead up to 2 areas of garden with lawn receiving the mid to afternoon sun. The garden is larger than average and has further potential for those with green fingers. A short walk away from the property is a single garage (under a coach house) with parking space in front.



Situation

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 post code for the property is PL15 9TJ. What Three Words 'lock.rapport.afternoon' will take you to the property. Heading out of the town centre take the left-hand turning into Kensey Valley Meadow. At the next mini-roundabout, turn left and follow the road around and proceed up the hill where the property can be found in the top right hand corner of the green.

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Entrance Hallway

Kitchen/Breakfast Room
10'4" x 8'9" (3.15m x 2.67m)

Sitting/Dining Room
16'9" max x 10'11" (5.13m max x 3.33m)

W/C

First Floor Landing

Bedroom 1
12'5" x 9'4" (3.81m x 2.87m)

Bedroom 2
9'4" x 8'11" (2.87m x 2.72m)

Bedroom 3
7'1" x 5'8" (2.16m x 1.75m)

Bathroom
6'5" x 5'6" (1.98m x 1.68m)

Services

Mains Electricity, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band B.

Agents Note

The house is freehold; however the garage is leasehold with a 999 years lease since 2004. An annual peppercorn rent is payable to the freeholder of the coach house above.

Agent Note

The photo's were taken when the owners occupied the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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

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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