



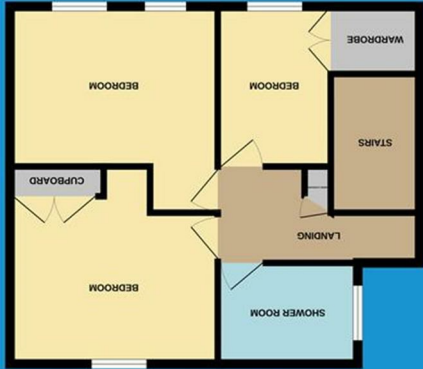
54 Hurdon Way  
Launceston | Cornwall



Town • Country • Coast



Ground Floor



First Floor

Bedroom 3  
11'1" x 5'11" (3.39m x 1.82m )  
Services  
Mains Electricity, Water, Gas and  
Drainage.  
Council Tax Band A

Entrance Hallway  
Living Room  
12'5" x 9'10" max (3.80m x 3.02m  
max)  
3.80m narrows to 3.66m  
Kitchen / Dining Room  
11'11" x 14'7" (3.64m x 4.45m )  
4.45m narrows to 4.08m  
Utility Room  
11'3" x 3'11" (3.43m x 1.21m )  
Cloakroom  
4'11" x 2'7" (1.52m x 0.80m )

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

First Floor  
Shower Room  
7'0" max x 5'4" (2.15m max x 1.64m  
Bedroom 1  
12'10" x 10'6" (3.92m x 3.22m )  
3.92m narrows to 3.11m  
Bedroom 2  
9'11" x 9'10" (3.03m x 3.00m )  
3.00m extends 4.36m

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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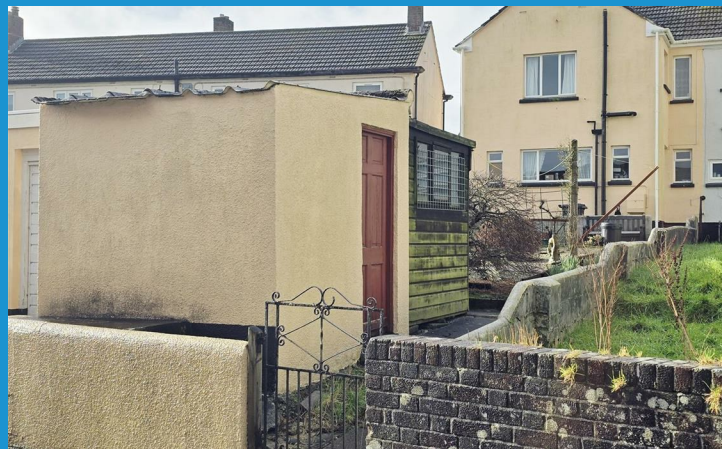


A spacious 3 bedroom end of terrace property situated in a convenient location, close to the local Retail Parks and Launceston College. The property has gardens at the front and rear and also offers a garage with an adjoining workshop/store room.

The accommodation includes an entrance hallway, with stairs to the first floor and a door into the living room which has a fireplace and a front facing window overlooking the garden. There is a spacious open-plan kitchen and dining room, which is the rear hub of the home and a rear facing window providing a view into the garden. At the side, there is a utility room with a side door and a useful cloakroom with a WC.

On the first floor there are 3 bedrooms, with 2 spacious double bedrooms alongside a 3rd bedroom that has a built-in wardrobe. There is also a well appointed shower room and useful airing cupboard. The front garden has a path leading to the front door and a lawned garden. Similarly there is a pathway through the back garden, to the house and gated access to the road behind. The rear garden is mainly gravelled with a greenhouse and a wooden shed. There is also the garage which has a small pull in area in front and the adjoining workshop/store.

At the property for the property there is parking available, although not allocated there are several parking pull bays for residents in the area.



#### 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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S 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 9HY. From our office turn right onto the link road and immediately go ahead onto Hurdon way where the property can be found on the left.