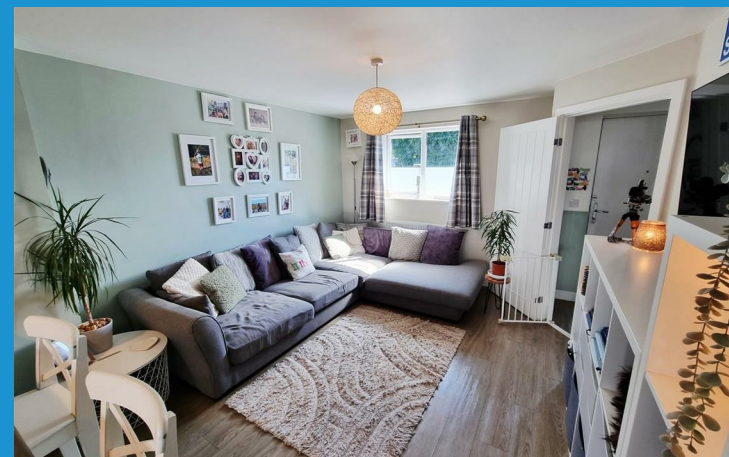




Cornfield Drive
Launceston | Cornwall



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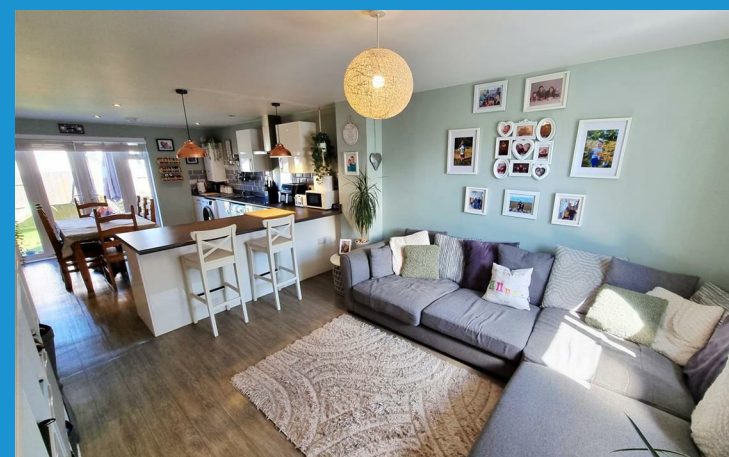


Located in a convenient position is this modern semi detached home on a popular development. Boasting a large front to rear open plan kitchen/dining/sitting area. Outside there's an enclosed rear garden with patio and a separate seating area plus off road parking.

From the entrance hall, a door opens into the light and airy open plan kitchen/dining/sitting room. The sitting area is front aspect and offers plenty of space for furniture. Beyond here is a breakfast bar overlooking the kitchen. The kitchen has an extensive range of eye and base level units plus space for white goods. There is also plenty of room for a dining table. French doors open out into the well presented rear garden. A further door opens into a useful ground floor WC.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a well equipped en-suite shower room. Both bedrooms 2 and 3 overlook the rear garden and share the family bathroom with has a matching 3 piece suite, including a full length bath with a shower over.

To the side of the property is parking for 2 vehicles in tandem. The rear garden is fully enclosed to all sides and has a patio area leading off the kitchen. There is an area of lawn that adjoins a tucked away seating area ready for summer evenings. A pedestrian gate open out into the driveway. The property is conveniently positioned for local primary school, retail park, college and supermarkets.



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 postcode for the property is PL15 9GT. From our office proceed along the A388 towards Callington and the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road. Continue ahead until and bear left into Cornfield Drive where the property will be seen on your right hand side.

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Entrance Hallway

Living Room
12'8" x 11'9" (3.87m x 3.60m)

WC
5'6" x 3'4" (1.68m x 1.02m)

Kitchen / Dining Room
15'3" max x 11'9" (4.67m max x 3.60m)
3.60m narrowing to 3.53m

First Floor

Bedroom 1
9'6" x 9'3" (2.90m x 2.83m)

En-Suite
5'7" x 5'6" (1.72m x 1.70m)

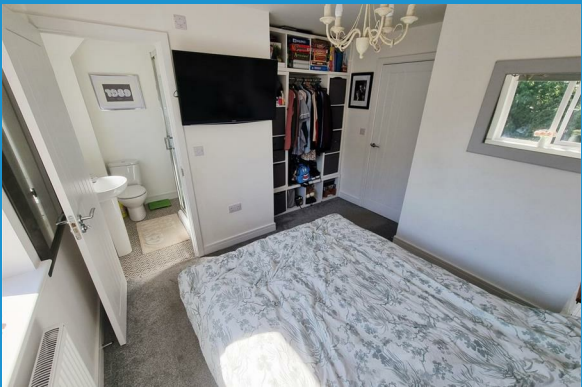
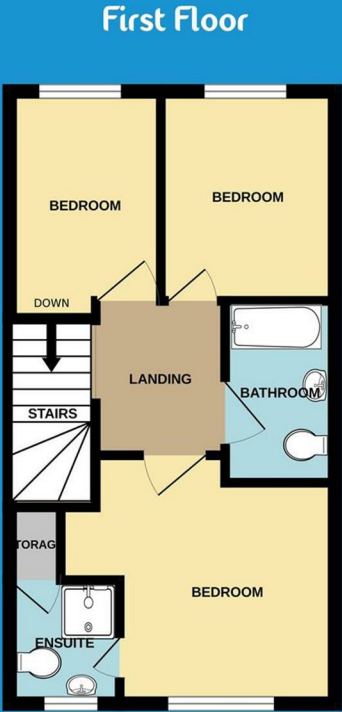
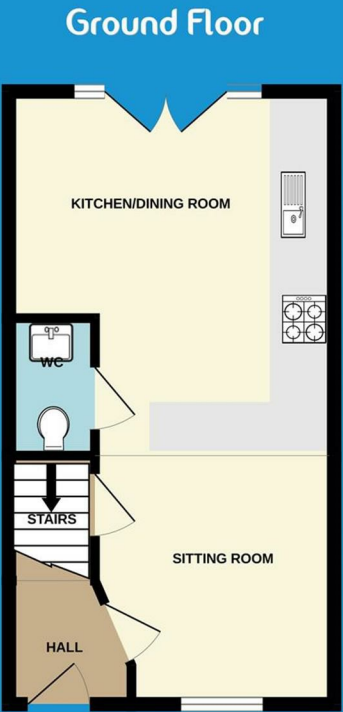
Bedroom 2
11'8" x 6'6" (3.57m x 2.00m)

Bedroom 3
10'9" x 8'7" (3.29m x 2.62m)

Bathroom
6'7" x 5'6" (2.02m x 1.70m)

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

We understand the development is subject to an annual management charge but is yet to be confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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