



Castle Meadows
Launceston | Cornwall



Town • Country • Coast

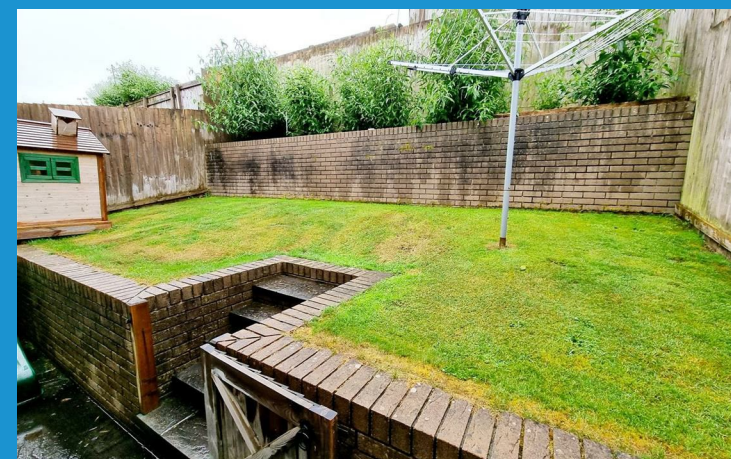


Updated and modernised by our vendors and available with NO ONWARD CHAIN, is this modern semi detached home with 3 double bedroom and 2 bathrooms. There is a private and enclosed rear garden plus a garage and off road parking.

You enter the property into a hallway with access to the kitchen, sitting room and staircase. The sitting room is front aspect and has a large picture window enjoying a view towards Upper Chapel. Double doors open into a full width refitted kitchen with a window and French doors opening out into the garden. There is an extensive range of eye and base level units with solid wood worktops and a host of integrated appliances. A further door offers access to an under stairs cupboard. The kitchen has electric underfloor heating with tiles extending out into the entrance hallway.

On the first floor are 3 double bedrooms and 2 bathrooms. The master bedroom is a particularly good side with a large picture window enjoying an elevated view. To one corner are doors to a built in wardrobe. Bedroom 2 is rear aspect with a view over the rear garden. Finally, bedroom 3 is a small double bedroom with access to a built in wardrobe. Off the landing is a built in storage cupboard, family bathroom and a separate shower room. With some reconfiguration there is scope to potentially create a 4th bedroom or indeed add an en suite to bedroom 2.

Under the property is a single garage with an off road parking space. There is scope (STP) to remove an area of lawn adjoining the parking to create a further off road parking space. Steps lead up to the front door passing an outside seating and BBQ area. A pedestrian path leads into the rear garden which is fully enclosed to all sides. Adjoining the French doors is a large patio area. From here steps lead up to an area of gently sloping lawn.



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 Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Entrance Hallway
14'8" x 4'6" (4.48m x 1.39m)

Kitchen/Diner
21'11" max x 12'0" max (6.69m max x 3.66m max)

Sitting Room
16'11" x 11'11" (5.18m x 3.64m)

Second Floor Landing
15'6" x 3'3" (4.73m x 1.01m)

Bedroom 1
12'7" x 12'0" (3.84m x 3.66m)

Bedroom 2
12'7" x 8'8" (3.84m x 2.65m)

Bedroom 3
9'1" x 8'9" (2.77m x 2.67m)

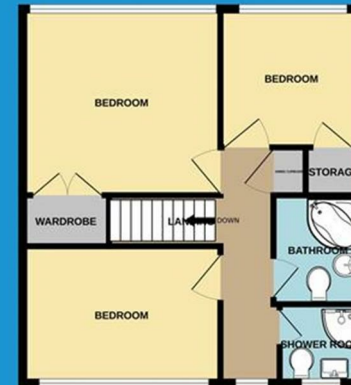
Bathroom
6'10" x 5'5" (2.09m x 1.66m)

Shower Room
4'11" x 4'11" (1.50m x 1.50m)

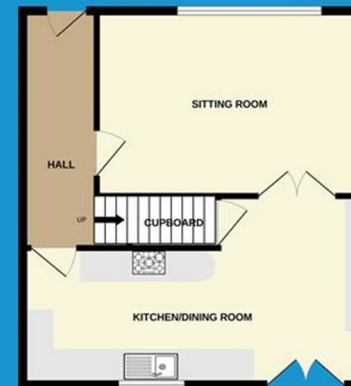
Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band C.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 83 |
| England & Wales | EU Directive 2002/91/EC | |

First Floor



Ground Floor



Garage Level



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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