



Highfield Park Road  
Launceston | Cornwall



Town • Country • Coast





Offering flexible accommodation is this 4 double bedroom detached dormer bungalow. The property is found in good order throughout and is in a quiet location yet close to the town centre, college and A30.

You enter into a hallway with stairs to the first floor with a useful office area below. The sitting room is a generous size with 2 front aspect picture windows and a fireplace housing a multi fuel wood burner. Overlooking the rear garden is the kitchen/dining room. The kitchen has a range of matching eye and base level units with integrated appliances. A doorway leads out to the utility room, ground floor shower room with W/C and door to the garden. Further down the hallway are 2 bedrooms. Our vendors use the larger of the 2 bedrooms as a dining room but could easily be returned to a bedroom.

On the first floor are 2 double bedrooms both offering ample space for bedroom furniture. The master bedroom enjoys a view towards the iconic Norman Castle. The bathroom has a matching 3 piece suite including a jacuzzi bath. Leading off the landing is an airing cupboard and linen storage. With some alterations this area could be changed to create an en suite shower room to the adjoining bedroom.

In front of the property is a detached single garage with 2 off road parking spaces. Adjoining the driveway is an area of lawn enclosed by a hedge. The rear garden has been majority hard landscaped with a patio area, pathways, area for a greenhouse and raised flower borders.





## 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.

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Entrance Porch

Hallway

Sitting Room

22'4" x 11'6" (6.83m x 3.53m)

Kitchen/Diner

20'11" x 10'10" (6.39m x 3.31m)

Rear Lobby

5'9" x 3'2" (1.77m x 0.97m)

Utility Room

8'3" x 7'6" (2.52m x 2.30m)

Shower Room

5'6" x 4'6" (1.70m x 1.39m)

Bedroom 4/Dining Room

12'1" x 11'7" (3.69m x 3.55m)

Bedroom 3

12'0" x 8'5" (3.68m x 2.58m)

First Floor Landing

Bedroom 1

14'7" x 10'11" (4.45m x 3.35m)

Bedroom 2

16'0" x 10'11" (4.90m x 3.35m)

Bathroom

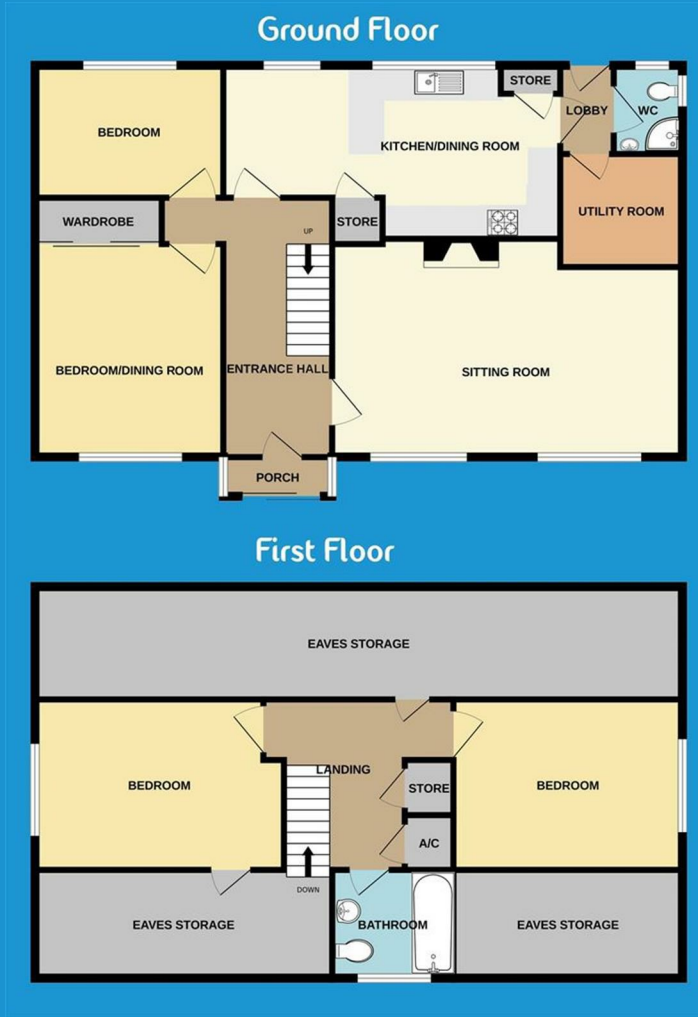
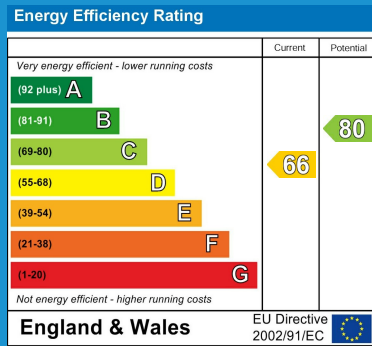
7'8" x 7'6" (2.34m x 2.30m)

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band D.



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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