



Highfield Park Road
Launceston | Cornwall



Town • Country • Coast

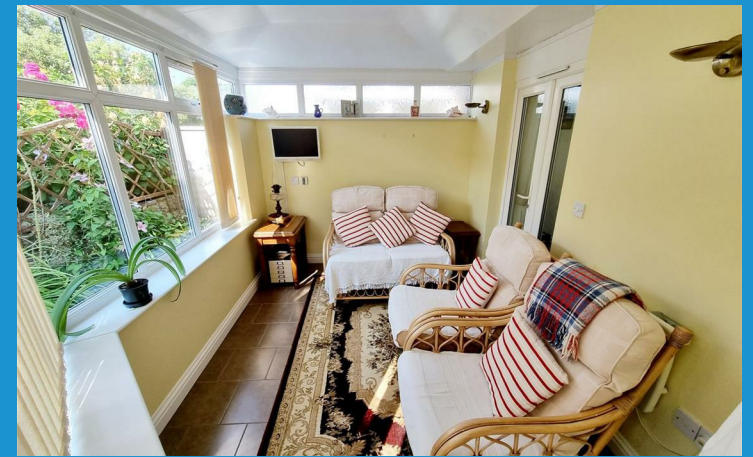


Offered with no forward chain is this split level semi detached 3/4 bedroom modern home. Extended to the rear the property offers a modern kitchen, breakfast room and garden room all overlooking the rear garden.

You enter the property into a hallway giving access to the front aspect sitting room. Leading off the half landing is a WC and door through to the kitchen. The kitchen has a range of solid oak eye and base level units under polished granite worktops plus a central island unit. The kitchen has a range of integrated appliances. Beyond the island unit is a breakfast area and garden room with direct access to the garden.

On the first floor are 3 bedrooms and a family bathroom. The main bedroom is front aspect with a view towards the town centre. To one side of the bedroom is a range of built in bedroom wardrobes. The guest bedroom is also another front aspect bedroom room. Bedroom 3 is a single bedroom with a velux window. The family bathroom has a matching 3 piece suite with a shower over the bath.

In front of the property is a driveway for 1 or 2 vehicles. The driveway gives access to a single garage. Towards the house is an area of rockery with steps up to the rear garden that is fully enclosed to all sides. The garden has been landscaped and is well stocked with a variety of mature shrubs and plants. There is also an area of lawn and a patio ideal for outside dining.



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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Ground Floor

Hallway

Living Room

17'10" max x 16'6" max (5.46m max x 5.03m max)

First Floor Landing

Kitchen/Breakfast Room

16'0" max x 14'4" max (4.88m max x 4.39m max)

Bedroom 4/Dining Room

13'10" x 9'10" (4.22m x 3.02m)

Garden Room

8'0" x 16'0" (2.44m x 4.88m)

Second Floor Landing

Bedroom 1

13'3" x 11'6" (4.06m x 3.53m)

Bedroom 2

11'6" max x 11'3" (3.53m max x 3.43m)

Bedroom 3

10'0" x 6'0" (3.05m x 1.83m)

Bathroom

Garage

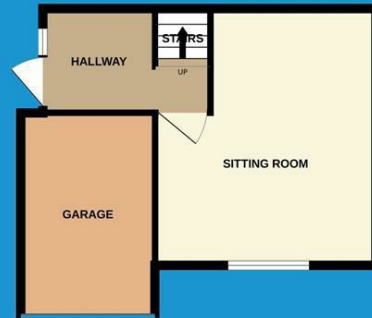
Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band C.

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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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