



31 Long Field Road
Launceston | Cornwall



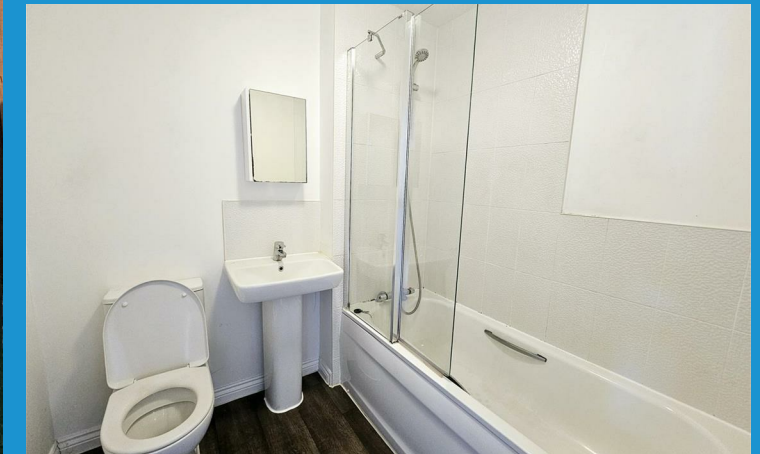
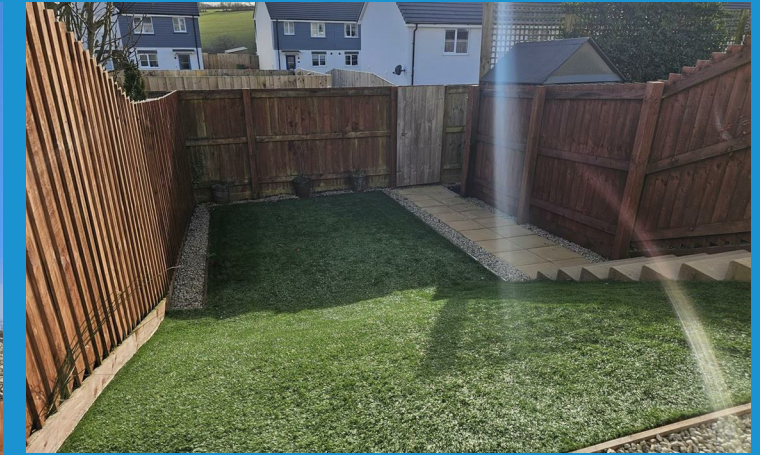
Town • Country • Coast



A stylish modern 2 bedroom property situated in a popular location featuring off-road parking and an enclosed South facing garden at the rear. The property is situated on a popular modern development and features spacious accommodation which is largely open-plan on the ground floor. This well presented property may well appeal to first time and investment buyers alike. **NO ONWARD CHAIN.**

The property has an entrance hallway with double cloaks cupboard and a cloakroom with W/C. A door leads into the open-plan kitchen and living room which has double doors at the rear leading to the garden with country views between the properties opposite. On the first floor there are two double bedrooms with the back bedroom enjoying the view at the rear alongside the bathroom.

The parking is situated to the front of the property and the rear garden has a patio area with Astro grass and enclosed via fencing. There is a useful side gate which provides access around to the front for garden waste, etc.



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 peninsular 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.

Directions

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Entrance Hallway
with utility cupboard

W/C
4'11" x 4'0" (1.50m x 1.24m)

Open Plan Kitchen/Living Area
21'4" max x 13'1" max (6.52m max x 4.00m max)

First Floor Landing

Bedroom 1
13'1" x 10'3" (4.00m x 3.13m)

Bedroom 2
13'5" max x 8'3" (4.10m max x 2.52m)

Bathroom
6'7" x 6'2" max (2.02m x 1.90m max)

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

Agents Note
We have been informed that there is an Estate Management Charge of approx. £180 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(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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