



Castle Meadows
Launceston | Cornwall



Town • Country • Coast



This three bedroom family home, situated in a popular area is offered for sale with no onward chain. At the front is a two car driveway as well as an integral single garage. You enter into a hallway with plenty of storage space or even a small office space. Off the hall is the utility room with plumbing for a washing machine. There is also access from this room into the garage. All rooms (except the kitchen) have recently fitted double glazed windows.

On the first floor is the kitchen with a range of eye and base units and includes an integrated dishwasher and free-standing cooker. From here is a door to the rear garden and decking. The lounge/diner is a large room benefitting from far reaching views at the front of the property thanks to the floor to ceiling picture window. The room is fitted with an engineered oak floor and has a flame effect feature electric fire with a crushed marble surround. At the rear of the room are double doors opening out to the decked area and access to the rear garden. In the hallway there are two storage cupboards one of which has a small radiator. Also on this floor is a recently fitted shower room.

On the second floor are three bedrooms and the bathroom. The master bedroom is generous in size and benefits from the elevated views across to the castle and beyond through a large window. The room is decorated in a neutral palette and has a newly fitted carpet. The second double bedroom at the rear of the property looks out onto the garden as does the third generous single room which has also been fitted with new carpet. Off the landing is the family bathroom with a bath and electric shower overhead. Access to the loft space is via a fixed ladder and the loft is boarded and there is a light fitted.

The rear garden is completely enclosed and paved with Indian sandstone slabs and the fencing and rear hedge mean the garden is very private and catches the sun. From outside there is a side entrance gate for access to and from the property.



Situation

Lauunceston is an ancient town steeped in History with the imposing Lauunceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Lauunceston is centred one mile west of the River Tam̄ar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Lauunceston 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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Ground Floor Entrance Hallway

Utility Room
16'11" x 5'0" (5.18m x 1.54m)

Garage
16'8" x 8'0" (5.10m x 2.45m)

First Floor Landing

Kitchen
9'10" x 8'10" (3.02m x 2.71m)

Sitting/Dining Room
26'3" max x 12'2" max (8.01m max x 3.73m max)

Shower Room
6'8" x 4'0" (2.04m x 1.22m)

Second Floor Landing

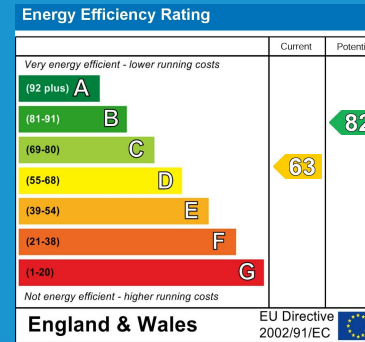
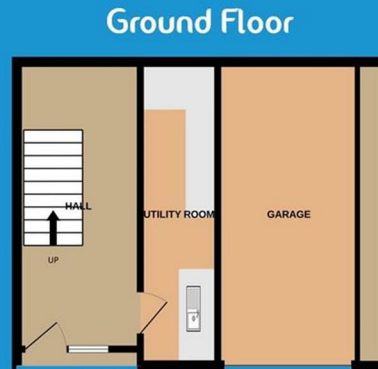
Bedroom 1
13'8" x 12'3" (4.17m x 3.75m)

Bedroom 2
12'4" x 9'0" (3.78m x 2.75m)

Bedroom 3
9'11" x 8'11" (3.04m x 2.72m)

Bathroom
6'7" x 5'4" (2.03m x 1.64m)

Services
Mains Electricity, Gas,
Water and Drainage.
Gas Central Heating via a Worcester Combi Boiler.
Double Glazed.
Council Tax Band C.



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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