

This well presented and spacious 4 bedroom detached property is set in a popular residential location with a useful lower ground floor offering extra flexibility. The property has a generous sitting/dining room and enjoys a good size plot plus ample off road parking and single garage. The property has valid planning permission to be extended creating a much larger home.

You enter the property into an L shaped hallway. The sitting/dining room is triple aspect allowing plenty of natural light to fill the space. To one side is a gas fireplace perfect for winter evenings. A door from the reception space opens into a separate rear aspect kitchen/breakfast room with a range of eye and base level units including integrated appliances. To one end are 3 bedrooms and a family bathroom. The master bedroom enjoys a host of useful built in wardrobes. Bedroom 2 is a dual aspect double bedroom and bedroom 3 is a front aspect single bedroom with a built-in storage cupboard. All the bedrooms share a family bathroom with a matching 4-piece suite including a Jacuzzi bath and separate shower enclosure.

From the hallway a staircase takes you down to the lower ground floor into a study area with quality bespoke floor to ceiling shelves and desk space. Under the stairs is a small utility cupboard. A door opens into a large 4th bedroom or additional reception space if required with doors to a W/C and garage this room offers great potential and possibilities including an annex (STP) for a dependent relative or home office for someone with a home business.

To the rear of the property is a large tiered garden. From the back door, steps lead up to a patio area. The garden wraps around the side of the property to an area of lawn. Steps lead up to a terrace with metal fencing. From the top of the garden a view is enjoyed over the property towards the town. In front of the property are steps and a path to the front door along with a further area of lawn and a driveway for several vehicles.

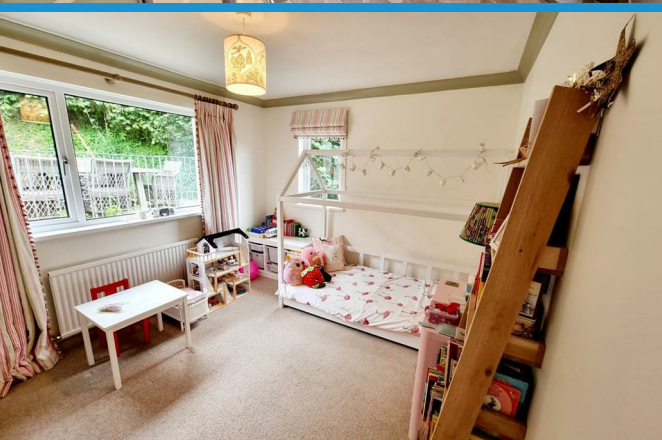


- Detached bungalow
- 4 bedrooms
- Open plan sitting/dining room
- Separate kitchen/breakfast room
- Useful study area
- Lower ground floor bedroom & WC
- Scope to create annexe STP
- Planning permission to extend
- Tiered rear garden with views
- Single garage and driveway parking

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.





Entrance Porch

Hallway

Sitting/Dining Room
26'0" x 11'10" (7.94m x 3.62m)

Kitchen/Breakfast Room
11'3" x 10'7" (3.44m x 3.25m)

Bedroom 1
12'4" x 9'4" (3.77m x 2.87m)
including wardrobes

Bedroom 2
12'4" x 10'2" (3.78m x 3.10m)

Bedroom 3
10'4" x 7'4" (3.17m x 2.24m)

Bathroom
7'8" x 7'7" (2.36m x 2.32m)

Lower Ground Floor

Study
10'0" x 7'2" (3.07m x 2.20m)

Bedroom 4
21'10" x 12'5" (6.68m x 3.79m)

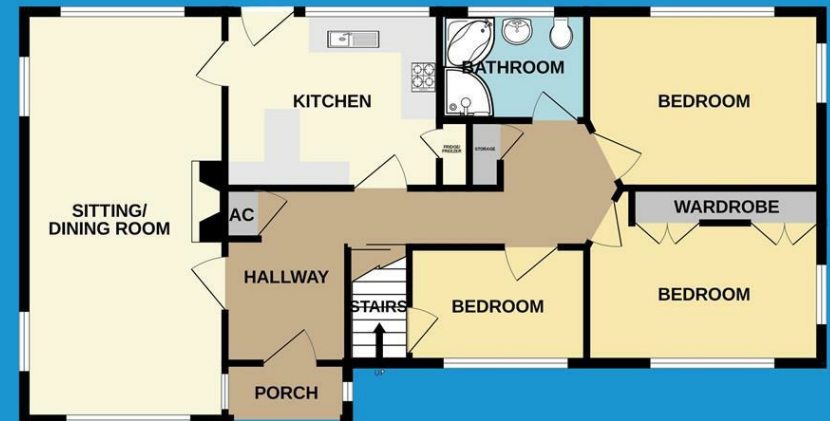
W/C
5'7" x 3'2" (1.71m x 0.99m)

Garage
17'4" x 9'10" (5.30m x 3.01m)

Services

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

Ground Floor



Lower Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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	



Meadowside | Launceston



Town • Country • Coast

01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.