

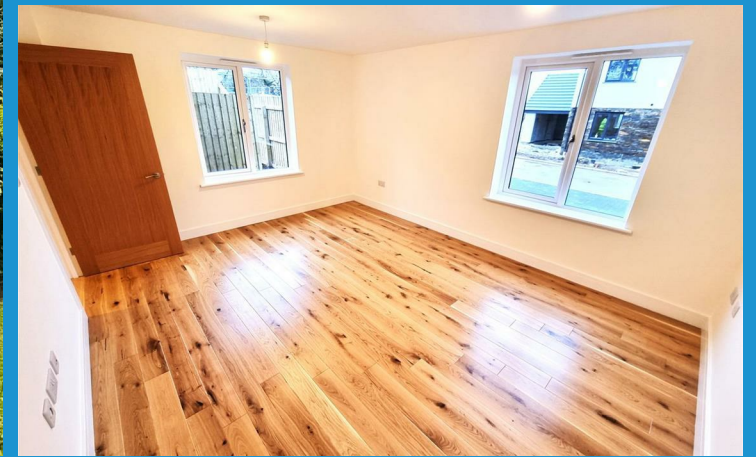


Coads Green | Launceston | Cornwall



Town • Country • Coast





Nearing completion is this BRAND NEW 3 bedroom (1 en-suite) semi detached house offering views towards Kit Hill and Dartmoor. The property is set on a small edge of village development in a convenient location.

You enter the property into a hallway with access to the ground floor accommodation and WC. Overlooking the side and rear garden is the dual aspect kitchen and will have a range of modern eye and base level units plus various integrated appliances. There are French doors giving access to the gardens. To the front of the property is a separate sitting room which is also dual aspect and has a door to a useful under stairs storage cupboard.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom overlooks the rear garden and has a door through to an en suite shower room plus built in wardrobe. Bedroom 2 is a front aspect double bedroom with a fantastic view towards Kit Hill and also Dartmoor National Park. Finally bedroom 3 is a comfortable single bedroom offering another great view. The family bathroom will have a matching 3 piece suite including a shower over the bathroom.

In front of the property will be 3 off road parking spaces. The level garden is located down the side and predominantly to the rear of the property and adjoins the French doors off the kitchen/dining room. The property is part of a small development of 4 properties which are currently being built. The access to the development passes 2 period cottages and a stone barn and terminates at the start of the new development.

The property is currently being constructed so some specifications and details may well vary or alter. Please speak to View Property for any clarification. We understand the property will be sold with the benefit of an architect certificate.





## Situation

The village of Coads Green lies approximately 7 miles from the town of Launceston and offers village amenities including a County Primary School, Social Centre and Methodist Chapel. Coads Green also offers good access to the towns of Liskeard and Callington, which in turn link to the City of Plymouth. The village is of equal distance to both the North & South Coasts, and an ideal spot for exploring Bodmin Moor. 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 it to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond.

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**Entrance Hallway**  
12'7" x 5'9" (3.86m x 1.77m)

**Kitchen/Diner**  
15'1" x 12'1" (4.60m x 3.70m)

**Sitting Room**  
15'1" x 11'11" (4.60m x 3.65m)

**W/C**  
5'2" x 3'6" (1.59m x 1.07m)

**First Floor Landing**

**Bedroom 1**  
12'2" x 9'2" (3.71m x 2.80m)

**En-Suite**  
8'7" max x 3'8" max (2.63m max x 1.12m max)

**Bedroom 2**  
12'0" x 8'5" (3.66m x 2.59m)

**Bedroom 3**  
10'11" x 6'3" (3.34m x 1.91m)

**Bathroom**  
7'4" x 5'6" (2.25m x 1.69m)

### Services

Mains Electricity and Water.

Shared Private Drainage, which the costs of emptying will be split between all 4 properties in the development.

Privately owned solar panels.

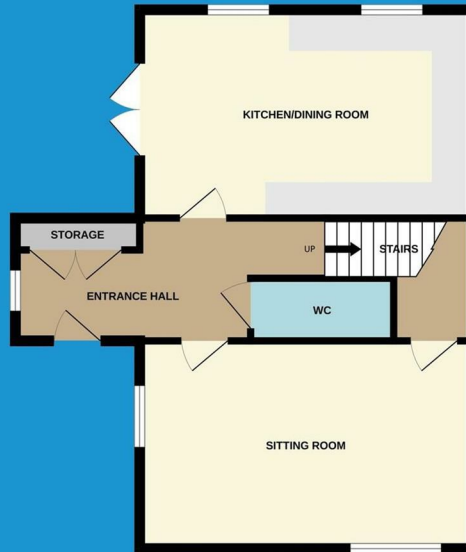
Underfloor heating on both ground and first floors provided by an Air Source Heat Pump.

Council Tax Band TBC (currently unrated new build)

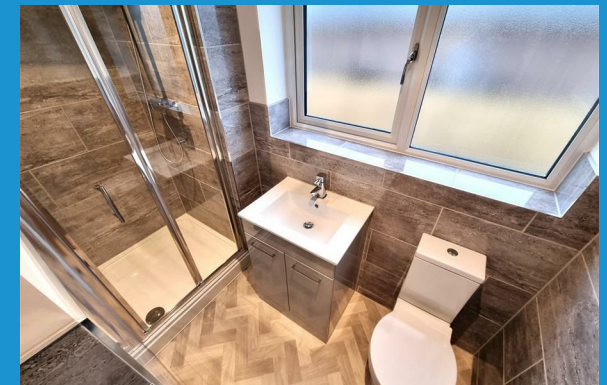
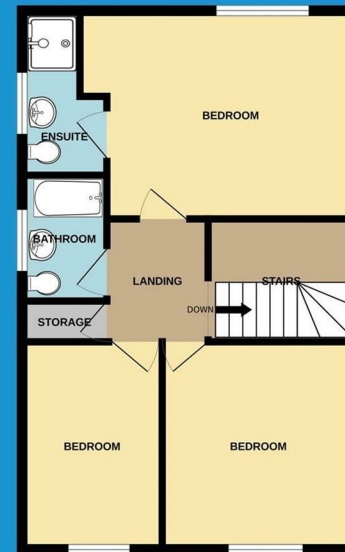
### Agents Note

Please note the internal images are taken from a similar plot and specification may vary

Ground Floor



First Floor



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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