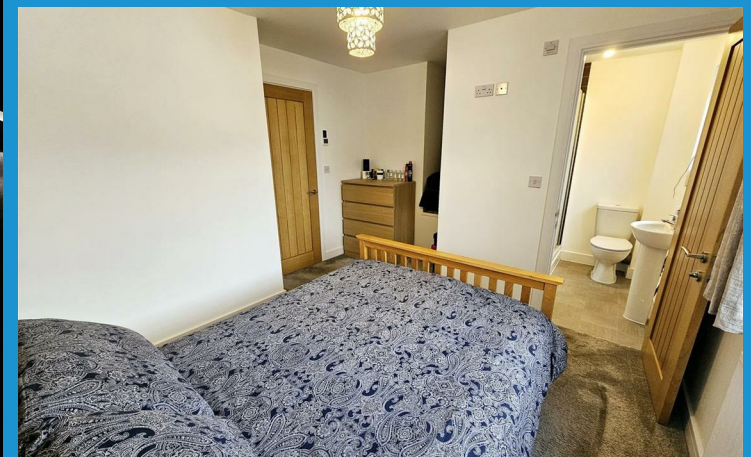




Barley Rise  
Launceston | Cornwall



Town • Country • Coast



A well presented, 3 bedroom end of terrace, modern house with a driveway and garage at the side and an enclosed garden at the rear. The property offers well presented living accommodation, which includes an en-suite master bedroom and underfloor central heating on the ground floor.

The accommodation includes, an entrance hallway with a utilities cupboard, with stairs to the first floor and a door into the kitchen and breakfast room. The kitchen features a range of stylish wall and base units with smart grey doors and the boiler concealed in a corner cupboard. The kitchen is open to a hallway where there is a cloakroom with WC. From the hallway, a door leads into the open-plan living room which has double doors into the back garden and a recessed area, providing space for a dining table.

On the first floor, there are 3 bedrooms with the master bedroom that also has an en-suite shower room and a recess area providing storage. There is also a well appointed family bathroom. At the rear, there is a patio area with a side door into the garage and steps to up the garden, which is a generous size and laid to lawn. The property has the remainder of the NHBC new build warranty.



## 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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## Entrance Hallway

**Kitchen**  
11'8" x 11'7" (3.58m x 3.54m)

**Inner Hallway**  
5'8" x 3'8" (1.74m x 1.12m)

**W/C**  
5'6" x 3'4" (1.68m x 1.04m)

**Living Room/Dining Room**  
15'5" max x 15'6" narrowing to 9'10" (4.71m max x 4.73m narrowing to 3.01m)

## First Floor Landing

**Bedroom 1**  
9'5" x 10'11" (2.88m x 3.34m)  
Plus Storage Recess

**Ensuite**  
5'7" x 5'6" (1.72m x 1.70m)

**Bathroom**  
6'7" x 5'6" (2.03m x 1.68m)

**Bedroom 2**  
10'8" x 8'5" (3.27m x 2.58m)

**Bedroom 3**  
12'0" max x 6'7" (3.67m max x 2.01m)

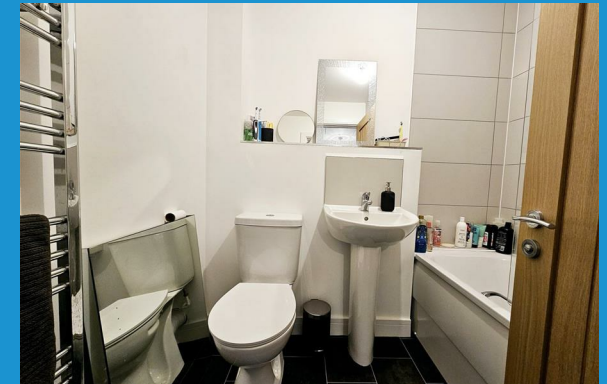
**Services**  
Mains electricity, gas, water and drainage.  
Council Tax Band C.

**Agents Notes**  
We have been informed that there is a yearly management charge for the upkeep of the communal areas. This charge is TBC.

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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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