



Foxglove Close
Launceston | Cornwall



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Offered with no forward chain is this link detached modern home located on a quiet cul de sac in a convenient location. The property has an enclosed South facing garden together with a single garage and driveway.

You enter the property into a hallway with staircase to the first floor. The sitting room is front aspect with a fire surround to one side and an understairs storage cupboard. From here a door opens into the rear aspect kitchen/dining room with a range of modern eye and base level units plus integrated appliances. From the dining area are french doors opening out into the garden.

On the first floor are 3 bedrooms all sharing a family bathroom. The master bedroom is rear aspect with a view over the garden. To one wall are floor to ceiling built in wardrobes. Bedroom 2 is another double bedroom with plenty of space for freestanding wardrobes. Finally bedroom 3 is a single bedroom with a door into a built in storage cupboard. The family bathroom is a great size with a matching 3 piece suite.

To the side of the property is a single garage with water, electric and pedestrian door into the rear garden. In front of the garage is an off road parking space and small area of lawn with a mature hedge. The rear garden is South facing enjoying all day sun. The garden is a generous size and is majority laid to lawn with a small patio area.



Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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 Porch

Entrance Hall

Living Room

15'3" x 11'3" (4.67m x 3.43m)

Kitchen/Dining Room

14'6" x 7'8" (4.42m x 2.34m)

First Floor Landing

Bedroom 1

11'3" x 8'5" (3.43m x 2.59m)

Bedroom 2

10'4" x 8'5" (3.15m x 2.57m)

Bedroom 3

8'5" x 5'8" (2.57m x 1.75m)

Bathroom

7'8" x 5'8" (2.36m x 1.75m)

Garage

Services

Mains Water, Electricity, Drainage, &

Gas.

Council Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(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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