



Govetts Field
Launceston | Cornwall



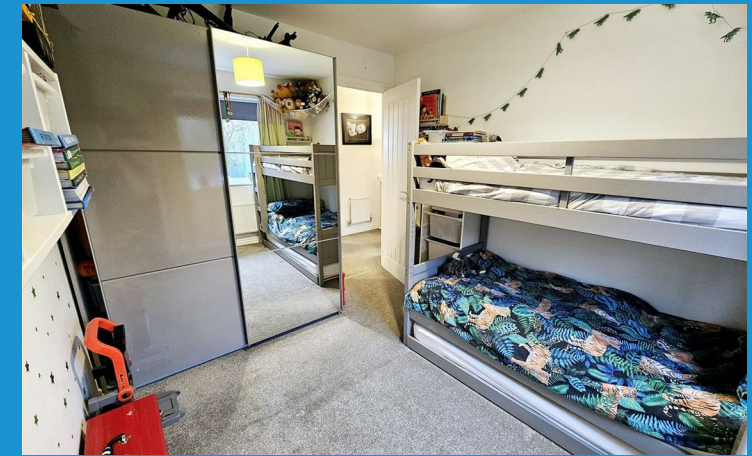
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A deceptively spacious 3 bedroom modern property set in a popular cul-de-sac location with off-road parking and an enclosed garden at the rear. Features also include an en-suite master bedroom and an impressive open-plan kitchen and dining room running along the back of the property with patio doors to the garden.

The property is entered via the front door into the entrance hallway where there are stairs to the first floor and a door into the living room which is a spacious open room with a front facing window. There is a hallway recess with a storage cupboard and cloakroom with a WC. From here you walk into the open-plan kitchen and dining room which features a stylish modern kitchen and space for a dining table and patio doors leading to the rear.

On the first floor there are the 3 bedrooms with the master bedroom having the en-suite shower room and fitted wardrobes alongside the family bathroom. There are two allocated parking spaces at the front of the property and at the rear there is a patio area with a gate providing access around the side of the house to the front. From the patio, steps lead up to the garden which is laid to lawn with a fenced border and a decking area in the corner providing an ideal outdoor eating area.



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 Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Hallway

Living Room

14'0" x 12'2" (4.28m x 3.71m)

Cloakroom

6'0" x 3'4" (1.85m x 1.04m)

Kitchen/Dining Room

15'6" x 9'5" (4.73m x 2.88m)

First Floor Landing

Bedroom 1

9'8" x 9'4" (2.97m x 2.86m)

Plus Recess & Wardrobes

En-suite

5'9" x 5'6" (1.76m x 1.69m)

Bathroom

6'7" x 5'6" (2.03m x 1.70m)

Bedroom 2

10'9" x 8'7" (3.29m x 2.63m)

Bedroom 3

11'8" x 6'7" (3.57m x 2.02m)

Services

Mains electricity, mains, gas & water.

Council Tax Band C.

Agents Notes

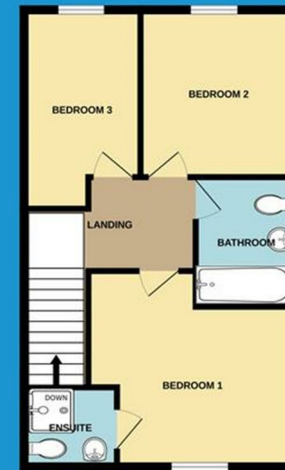
There is a maintenance fee which is due annually and paid in January. The fee is circa of £180.00.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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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