



Stourscombe Walk  
Launceston | Cornwall



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Attractive natural stone front 3 storey house offering 4 bedrooms and 2 bathrooms. The property is located in a quiet peaceful location within walking distance of a communal green area. To the rear of the property is an enclosed garden, single garage and off road parking space.

You enter the property into a welcoming hallway with a ground floor W/C and staircase to the first floor. The sitting room is front aspect with a view towards a mature tree lined hedgerow. Double doors open into the open plan kitchen/dining room, overlooking the rear garden. The dining area is a good size with French doors opening out into the garden. The kitchen has a range of contemporary eye and base level units with a large breakfast bar and various integrated appliances. From here, doors open into the hallway and out to the side path.

On the first floor are 3 double bedrooms all sharing a family bathroom. 2 of the bedrooms enjoy a view towards a green area with a mature hedge beyond. The family bathroom has a matching 3 piece suite including a full length bath. Off the landing stairs case takes you up to the second floor master suite where you will find a large dual aspect double bedroom with an ensuite shower room and built in storage cupboard.

In front of the property is a small area of lawn enjoying a view towards a nearby green area. The rear garden can be found fully enclosed to all sides and is divided into 2 levels. The first has an area of lawn with access to a side pedestrian gate. The second area is currently utilised as a children's play area but could be utilised as a further garden or vegetable patch. At the bottom of the garden is a further pedestrian door into the single garage and off road parking space. The off road parking and garage are located off Honeysuckle Gardens.



## 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 Hall

### W/C

6'3" x 3'6" (1.92m x 1.08m)

### Living Room

15'11" x 10'5" (4.87m x 3.19m)

### Dining Room

10'2" x 10'0" (3.11m x 3.05m)

### Kitchen

12'8" x 8'11" (3.88m x 2.74m)

### Kitchen/Dining Room

19'2" x 9'10".285'5" (5.86m x 3..87m)

### First Floor Landing

### Bedroom 1

15'7" x 11'1" (4.76m x 3.39m)

### En-suite

7'10" x 7'3" (2.40m x 2.22m)

### Bedroom 2

15'3" max x 11'0" (4.65m max x 3.37m)

### Bedroom 3

11'0" x 10'8" (3.37m x 3.27m)

### Bedroom 4

9'9" x 7'10" (2.99m x 2.41m)

### Bathroom

7'11" x 6'2" (2.42m x 1.90m)

### Services

Mains electricity, water, drainage and gas.  
Council Tax Band D.

### Ground Floor




### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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