



Priory Park Road
Launceston | Cornwall



Town • Country • Coast

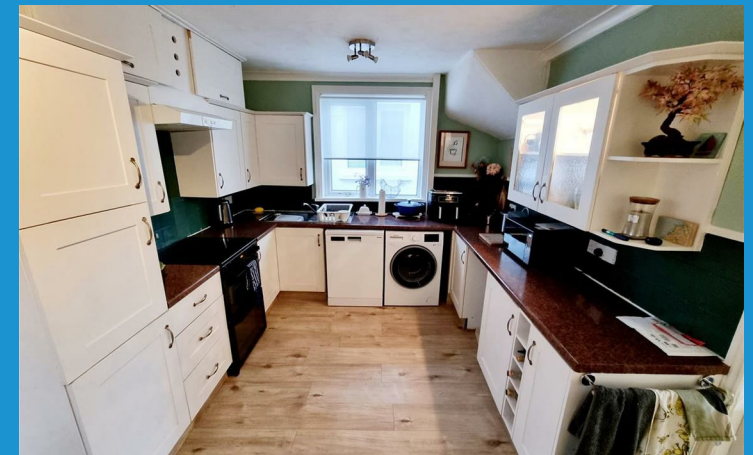


Enjoyed as a family home by our vendors is this 3 bedroom semi detached house with well presented accommodation throughout, including a refitted bathroom. There is a useful conservatory extension and enclosed rear garden.

You enter the home into a useful porch with a door into the hallway plus a staircase to the first floor. From here a door opens into the front aspect sitting room with a feature box bay window. To one side, is a fireplace housing a wood burner ready for those winter evenings. Open plan access is given through to the dual aspect kitchen/dining room. The kitchen area is side aspect with a range of eye and base level units. The dining area allows plenty of room of a family dining table for family get together's. Sliding patio doors open out into the double glazed conservatory offering further flexibility. Within the conservatory is a ground floor W/C.

Leading off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is rear aspect enjoying a view over the rear garden. Bedroom 2 is front aspect with a box bay window with a view over rooftops towards nearby open countryside. Bedroom 3 is a useful single bedroom but currently used as a nursery. Finally, the family bathroom has been totally refitted with a modern suite together with contemporary wall tiles and flooring.

In front of the property is ample unrestricted on street parking. Steps lead up to the front door passing an area of low maintenance garden. A private path leads down the side to steps that take you up to the enclosed rear garden. The rear garden is majority laid to lawn with an area of decking towards the property suited for outside dining. At the very top of the garden is another area of decking together with a wooden garden shed.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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
8'6" x 2'7" (2.60m x 0.81m)

Living Room
11'1" x 9'9" (3.38m x 2.99m)

Kitchen/Dining Room
17'1" x 9'10" (5.22m x 3.00m)

Conservatory
15'8" x 7'1" (4.78m x 2.17m)

W/C
4'8" x 2'5" (1.43m x 0.76m)

First Floor Landing

Bedroom 1
10'6" x 10'6" (3.22m x 3.22m)

Bedroom 2
11'1" x 9'1" (3.38m x 2.78m)

Bedroom 3
7'5" x 6'1" (2.28m x 1.86m)

Bathroom
6'3" max x 5'6" (1.91m max x 1.70m)

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

Ground Floor



First Floor



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