



Kensey Valley Meadow

Launceston | Cornwall



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A deceptively spacious 3 bedroom end of terrace property with views over fields at the rear, offering an enclosed rear garden and two allocated parking spaces. This generously proportioned property offers accommodation including an impressive en-suite master bedroom, open-plan kitchen and dining room and a spacious living room with patio doors leading to the rear garden. **NO ONWARD CHAIN.**

The accommodation includes an entrance hallway with a cloakroom with a WC, stairs rise to the first floor with a useful under-stairs storage cupboard. The living room is dual aspect and has a window at the front alongside the patio doors overlooking the garden at the rear. The open-plan kitchen and dining room features a range of wall and base units and space for a dining table. There is a door through to a utility room which has space for appliances and a back door to the garden.

On the first floor there are 3 double bedrooms with the back bedroom taking full advantage of the views over fields, as does the window in the landing. The main bedroom allows plenty of room for a large double bed and due to its shape and size, also offers plenty of room for wardrobes and storage. There is also a family bathroom and airing cupboard. The rear garden features a patio, lawned garden and bed with a range of plants and shrubbery. There is gated rear access and two parking spaces are around the rear of the property.



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 Hallway

Living Room

17'5" x 10'11" (5.33m x 3.35m)

Kitchen/Dining

14'7" max x 13'1" (4.47m max x 4.01m)

Utility Room

7'10" x 6'2" (2.41m x 1.90m)

W/C

5'10" x 3'4" (1.80m x 1.04m)

Bedroom 1

17'5" max x 16'6" max (5.33m max x 5.03m max)

En-suite

5'8" max x 5'4" max (1.73m max x 1.65m max)

Bedroom 2

13'10" max x 8'7" max (4.24m max x 2.64m max)

Bedroom 3

11'1" max x 8'5" max (3.38m max x 2.57m max)

Bathroom

7'6" x 5'6" (2.30m x 1.68m)

Services

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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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