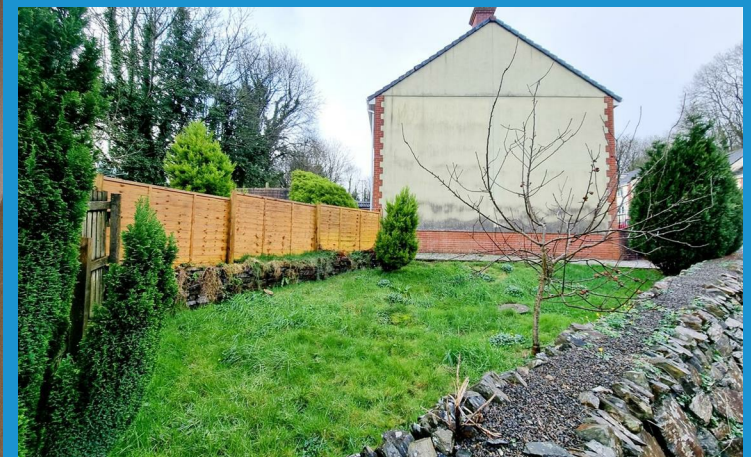




Kensey Valley Meadow
Launceston | Cornwall



Town • Country • Coast



Offered with NO FORWARD CHAIN is this link detached modern home offering 3 bedrooms (1 en suite). The property enjoys a larger than average plot, plus off road parking and garage.

You enter the home into a hallway with access to the first floor staircase and ground floor WC. The kitchen/dining room is front aspect with a range of modern eye and base level units with integrated appliances. The dining area is in front of a feature bay window. The sitting room is a generous size with sliding patio doors and overlooks the rear garden. To one side is a door to a useful understairs cupboard.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom, is a great size with an en-suite shower room. Both bedrooms 2 and 3 overlook the rear garden and enjoy a distant view towards nearby fields. The family bathroom is a fantastic size with a matching 3 piece suite including a full length bath.

The property enjoys a corner plot with gardens to the side and rear. Adjoining the property to one side, is off road parking for 2 vehicles in tandem. Beyond here is an area of lawn enclosed by a stone wall. To the rear of the property is a large patio area ideal for outside dining. Beyond here is a further area of lawn. The gardens have scope to be enhanced to create a garden to a purchasers own design and taste. A short walk away from the property is a single garage with a parking space located under a neighbouring coach house.



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

Kitchen/Dining Room

11'3" x 10'4" (3.44m x 3.17m)

Living Room

19'1" x 11'11" (5.84m x 3.64m)

W/C

6'0" x 3'3" (1.83m x 1.00m)

First Floor Landing

Bedroom 1

13'3" x 10'4" (4.04m x 3.17m)

Bedroom 2

10'7" x 8'5" (3.24m x 2.58m)

Bedroom 3

8'5" x 8'0" (2.58m x 2.46m)

En-suite

7'0" x 5'6" (2.15m x 1.68m)

Bathroom

9'9" x 5'7" (2.99m x 1.71m)

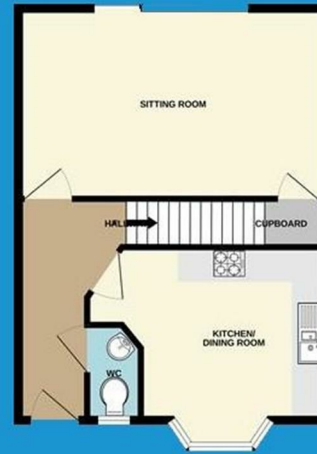
Services

Mains electricity, gas, water and drainage.

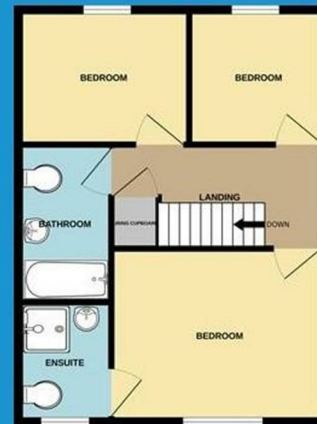
Council Tax Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	88
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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