



Honeysuckle Gardens
Launceston | Cornwall



Town • Country • Coast



Presented to a very good standard is this modern 4 bedroom house with an enclosed south facing rear garden, single garage and plenty of parking. The property is in turn key order throughout!

You enter the property into a hallway with access to the first floor staircase and ground floor WC. The sitting room is front aspect with double doors opening into the open plan rear aspect kitchen/dining room. The kitchen area has a range of contemporary eye and base level units plus integrated appliances. The kitchen has a large peninsula island offering additional worktop and storage space. The dining area sits in front of the french doors that open out into the private rear garden.

On the first floor are 2 double bedrooms plus a good size single all sharing a family bathroom with a match 3 piece suite. Bedroom 3 enjoys a view towards nearby open countryside and has a recess for freestanding bedroom furniture. On the second floor is the master bedroom suite which is a great size with the added benefit of built in wardrobes and a large ensuite shower room. The front aspect window has an elevated view towards open countryside spanning several miles!

Adjoining the rear of the property is a fully enclosed south facing garden. There is a useful decked area ideal for outside dining. Beyond here are steps up to an area of lawn. At the top of the garden is garden shed currently used as a workshop plus a private parking space enclosed with wooden gates. There is great potential to add an electric outside charging point for an electric vehicle if required. Within a short walk of the property is a single garage located under a neighbouring coach house plus an additional private off road parking space to one side. In front of the property is plenty of unrestricted on street parking.



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
13'0" x 5'3" (3.97m x 1.62m)

W/C
5'4" x 3'1" (1.65m x 0.96m)

Kitchen/Dining Room
19'3" x 12'8" narrowing to 10'0" (5.87m x 3.88m narrowing to 3.05m)

Living Room
16'0" x 10'5" (4.88m x 3.19m)

Bathroom
8'0" x 6'2" (2.45m x 1.90)

Bedroom 1
13'6" x 11'2" (4.14m x 3.41m)
Excluding wardrobes.

En-suite
7'2" x 6'10" (2.20m x 2.09m)

Bedroom 2
15'2" x 10'11" (4.64m x 3.34m)

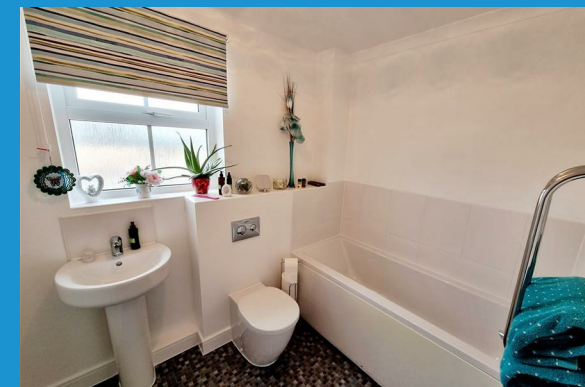
Bedroom 3
12'9" x 10'11" (3.90m x 3.34m)

Bedroom 4
9'9" x 8'0" (2.99m x 2.46m)

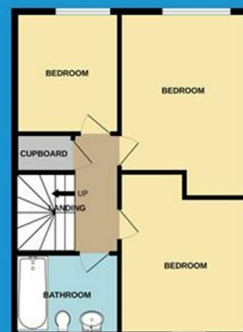
Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D.

Agents Notes
Our vendor has informed us of a
maintenance charge payable bi-annually.
The last maintenance charge was £53.29.

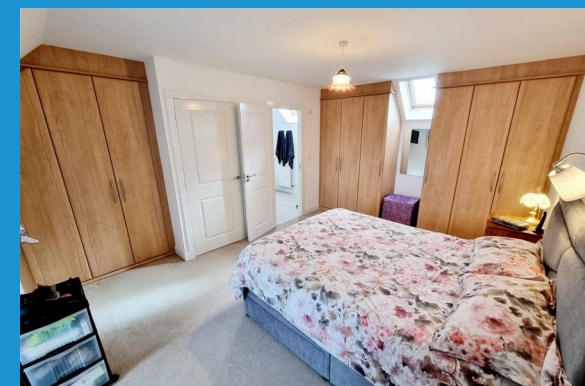
Ground Floor



First Floor



Second Floor



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