



Chestnut Drive  
Launceston | Cornwall



Town • Country • Coast





A well presented 3 bedroom semi-detached modern town house in a popular location with an integral garage, driveway parking and an enclosed garden at the rear. The property has accommodation arranged over 3 floors with some lovely rooftop views at the front looking towards the surrounding countryside.

On the ground floor there is entrance hallway with a downstairs shower room plus a large built in storage cupboard. A further door opens into the integral single garage with up and over garage door. At the far end of the hallway are stairs to the first floor landing. On the first floor there is a spacious sitting room with a feature Juliet balcony and window enjoying views towards fields. Overlooking the rear garden is a modern kitchen/dining room with a range of eye and base units and various integrated appliances. Again this room is a great size and the dining area sits in front of French doors taking you out into the garden. Off the landing is a family bathroom with a modern matching 3 piece suite.

On the second floor there are 3 bedrooms and a separate WC. The master bedroom is a fantastic size offering ample space for a king size bed and furniture. To one corner is a door into the ensuite shower room with double shower enclosure. Bedroom 2 is another double and bedroom 3 is a small double both enjoying fantastic views towards fields in the distance

Externally there is a driveway in front of the garage with side access and steps up to the garden. The rear garden is on 3 tiers with an area of lawn and attractive stone walling. Adjoining the French doors is a patio area ideal for outside dining. The property has the remainder of its NHBC new build warranty.





### 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.

### Directions

The postcode for the property is PL15 9GP. The What3Words are 'aboard.forever.exam' this will take you to the property. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Follow the road down the hill where the property will be seen on your right side as indicated by our 'for sale' board.

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**Entrance Hallway**  
19'10" x 3'10" (6.06m x 1.18m)

**Shower Room**  
13'0" x 2'11" (3.98m x 0.90m)

**Storage Cupboard**

**Integral Garage**

**First Floor Landing**

**Living Room**  
16'0" x 12'2" extending to 15'10" (4.89m x 3.71m extending to 4.83m)

**Bathroom**  
6'5" x 5'6" (1.96m x 1.70m)

**Kitchen/Dining Room**  
16'0" x 10'5" (4.89m x 3.20m)

**Second Floor Landing**

**Bedroom 1**  
16'0" x 10'8" (4.90m x 3.26m)

**En-Suite**  
6'7" x 5'0" (2.03m x 1.53m)

**Bedroom 2**  
12'10" x 8'5" (3.92m x 2.58m)

**Bedroom 3**  
10'8" x 7'3" (3.26m x 2.23m)

**Services**

Mains Electricity, Water, Gas and Drainage.

Mains Gas Central Heating.

Council Tax Band C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	

Ground Floor



First Floor



Second 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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