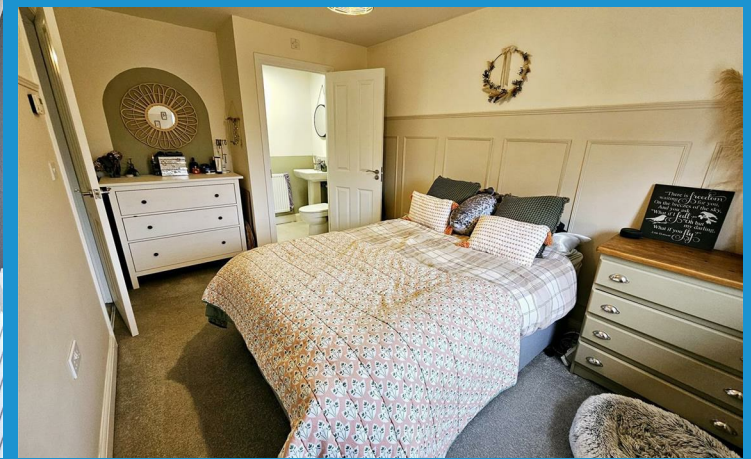




Long Meadow
Launceston | Cornwall



Town • Country • Coast



A well presented 3 bedroom modern house situated on a popular development which features a generous garden at the rear, off-road parking and an en-suite master bedroom. This stylish and attractive property has the benefit of the remainder of the NHBC new build warranty.

The accommodation includes an entrance hallway, a cloakroom with downstairs W/C and a spacious open living room with a front facing window. At the back of the property there is an open-plan kitchen and dining room with stylish kitchen and space for a table and chairs with french doors out to the rear south-east facing garden which benefits sun all day. On the first floor there are 3 bedrooms with the master bedroom having the en-suite shower room alongside the family bathroom. The current vendors have added some nice personal touches to the property such as some decorative wallpaper and painted wood paneling.

The rear garden features a patio area with a pathway leading down to a lawned area. There is an additional patio area with a shed. The garden is enclosed via fencing with a gate at the side into the driveway which has parking for 2 vehicles. Viewing is recommended to appreciate this stylish property which is presented to a high standard.



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 postal code for the property is PL15 7FZ. What Three Words 'credited.beep.oldest' will take you to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. At the T junction proceed ahead into Long Meadow where the property will be seen on your left hand side.

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Hallway

Cloakroom / WC

5'3" x 3'1" (1.61m x 0.94m)

Living Room

16'2" narrowing to 11'10" x 10'7" (4.94m narrowing to 3.62m x 3.24m)

Kitchen / Dining Room

15'1" x 10'6" (4.61m x 3.21m)

First Floor

Airing Cupboard

Bedroom 1

11'8" x 8'6" (3.58m x 2.61m)
3.58m extends to 4.21m x 2.61m

En-suite

8'5" narrowing to 4'4" x 4'3" (2.57m narrowing to 1.33m x 1.32m)

Bedroom 2

10'2" x 8'6" (3.11m x 2.60m)

Bedroom 3

8'9" x 6'3" (2.67m x 1.91m)

Bathroom

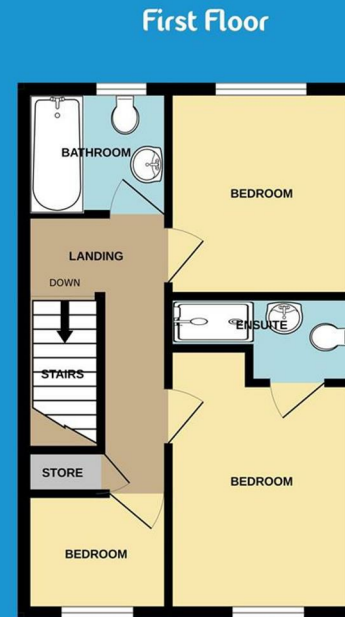
6'3" x 5'8" (1.92m x 1.73m)

Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating.

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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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