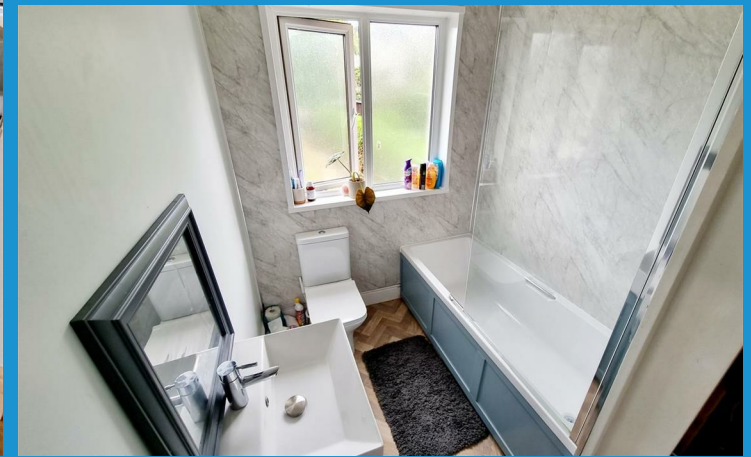




Priory Park Road
Launceston | Cornwall



Town • Country • Coast



A 3 bedroom semi-detached period property situated along a popular street on the edge of Launceston featuring a pleasant enclosed lawned garden at the rear. The property has mains gas central heating with double glazed windows and is found in excellent condition.

You enter into a sizable entrance hallway with a staircase to the first floor and a useful understairs recess. The sitting room is front aspect with a double glazed box bay window. To one side is a fireplace housing a multi fuel wood burner. Overlooking the rear patio is a generous kitchen/dining room with French doors opening out to the garden. The kitchen has been fully refitted with a range of new contemporary eye and base level units with integrated appliances. The dining area offers ample space for a family dining table.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom overlooks the rear garden and has an extensive range of built in wardrobes. Bedroom 2 is front aspect and is another good size double with a box bay window. All 3 bedrooms share a family bathroom which has been refitted and improved to include a shower over the bath.

Steps lead up to the front doors passing through the low maintenance garden. Adjoining the french doors off the dining area is a patio with steps up to the lawned garden which is enclosed by a fence perfect for children and pets. At the top of the garden is space for a garden shed.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 Porch

Hallway

Living Room

13'1" x 11'1" (4.01m x 3.38m)
into bay

Kitchen/Diner

15'11" x 9'9" (4.87m x 2.99m)

First Floor Landing

Bedroom 1

10'8" x 10'7" (3.27m x 3.25m)
excluding wardrobes

Bedroom 2

10'9" x 9'1" (3.30m x 2.77m)

Bedroom 3

7'5" x 5'10" (2.28m x 1.80m)

Bathroom

6'2" x 5'10" (1.88m x 1.78m)

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

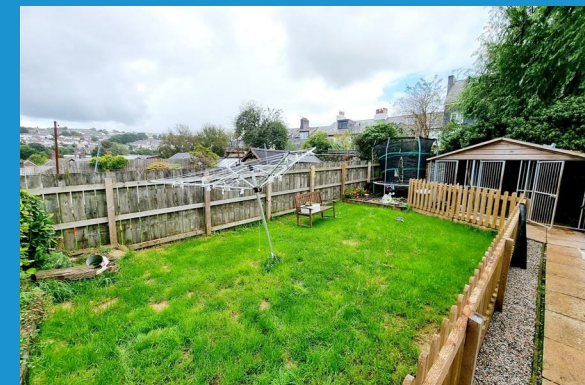
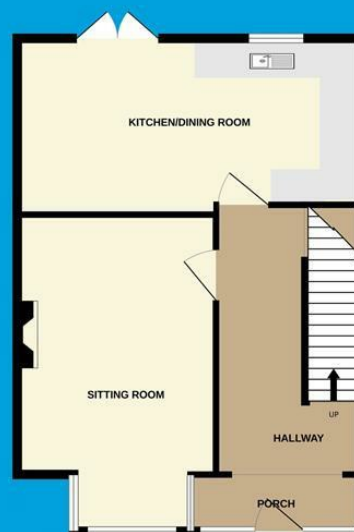
Council Tax Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor



Ground 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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