



Kensey Valley Meadow

Launceston |



Town • Country • Coast



Enjoying lots of living space is this very deceptive terraced home enjoyed by our vendors since brand new! Outside is a single garage, enclosed rear garden and a parking space behind the garage. Perfect family home with lots of space!

You enter into a hallway with a ground floor WC and staircase to the first floor. Double doors open into the dual aspect living room with a view through patio doors into the rear garden. Opposite the living room is a separate dining area that is front aspect and with scope as a home office if required. Overlooking the rear garden is the kitchen/breakfast room with a range of eye and base level units plus integrated oven and hob. There is plenty of space for a breakfast table as our vendor currently have it laid out.

On the first floor there are 3 double bedrooms and a large single. The master bedroom has the benefit of an en-suite shower room. All the remaining bedrooms share a family bathroom with a matching 3 piece suite including a shower over the bath.

Adjoining the property and under a neighbouring coach house in a single garage with a metal up and over door. To the rear of the garage is a roller door that opens out to a very useful parking space. However our vendors have this area as a level outside seating area. In front of the property is a low maintenance garden with a covered storm porch. To the rear property adjoining the sitting room is a patio area leading to the rear lawn that gently slopes with steps down to a garden shed. The rear garden is fully enclosed to all sides perfect for children and pets!



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.

Directions

The postcode to the property PL15 9NB. The What 3 Words are 'flocking.unpainted.honey' this will take you directly to the property. Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout left again. Follow this road bearing left and sharp right where the property will be seen on your right hand side.

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Entrance Hall

W/C

Living Room

18'6" x 10'7" (5.65m x 3.23m)

Kitchen

14'9" x 9'1" (4.50m x 2.79m)

Dining Room

10'2" x 8'9" (3.12m x 2.69m)

First Floor Landing

Bedroom 1

11'6" x 9'1" (3.53m x 2.79m)

En-Suite

Bedroom 2

11'8" x 8'3" (3.56m x 2.54m)

Bedroom 3

8'11" x 8'9" (2.74m x 2.69m)

Bedroom 4

12'0" x 6'6" (3.66m x 1.99m)

Bathroom


Garage

18'2" x 9'6" (5.54m x 2.90m)

Services

Mains Electricity, Gas, Water and Drainage

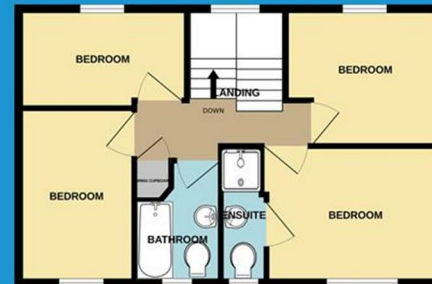
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		74	88
(1-20) G			
Not energy efficient - higher running costs			
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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