

39 Long Field Road

Launceston | Cornwall

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Price Guide £255,000







Vastly improved and updated is this end of terrace 3 bedroom (1 en suite) semi detached home. The property is well presented throughout and benefits from refitted kitchen/bathrooms and WC creating a luxury feel!! The garden is South facing with a seating area and lawn. In front of the property are 2 off road parking spaces.

You step into a hallway with stairs to the first floor. The sitting room is front aspect and has a feature stone effect wall and wood effect flooring. From here you walk into an inner hall with doors to an understairs store cupboard and a luxury refitted WC. Overlooking the rear garden is a refitted kitchen with a range of modern eye and base level units with various built in appliances including an induction hob and solid wood worktops. In front of the French doors out to the garden is the dining area offering plenty of space for a family dining table.

On the first floor are 3 bedrooms and 2 bathroom. The main bedroom is front aspect with space for wardrobes. A door opens into a refitted wet room with a double enclosure and fully tiled walls. Bedrooms 2 and 3 enjoy a view over rooftops towards nearby fields. Bedroom 2 is another double bedroom with space for wardrobes. The family bathroom has a matching 3 piece suite including a shower over the bath.

In front of the property are 2 off road parking spaces side by side. A path leads down the side of the property to a side pedestrian gate into the South facing rear garden. Adjoining the French doors from the kitchen is an outside seating area with steps down to a small area of lawn with a well shocked flower border. The rear garden is fully enclosed to all sides perfect for pets.







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 peninsular 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 to the property is PL15 9FW. The property can be found just off the roundabout at Stourscombe at the end of Tavistock Road, as you take the exit for Bodmin on the A30 take the turning into Long Field Road and the property can be seen half way along on your left hand side.

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Entrance Hallway

Sitting Room
13'11" x 12'11" (4.26m x 3.96m)

Inner Hall

WC
5'2" x 3'3" (1.60m x 1.01m)

Kitchen / Dining Room
15'5" x 9'4" (4.72m x 2.86m)

First Floor

Bedroom 1
11'1" x 9'8" (3.40m x 2.96m)

En-Suite
5'7" x 5'3" (1.72m x 1.62m)

Bedroom 2
10'10" x 8'7" (3.31m x 2.63m)

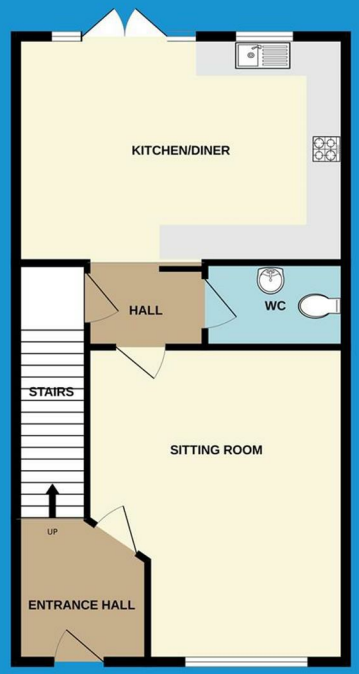
Bedroom 3
11'8" max x 6'7" (3.56m max x 2.02m)

Bathroom
6'7" x 5'6" (2.01m x 1.68m)

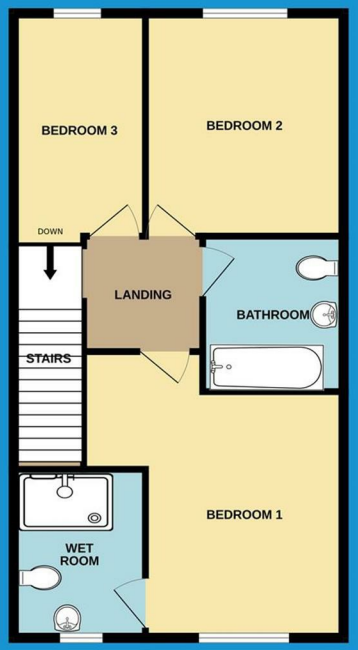
Services
Mains Electricity, Water, Gas and Drainage.
Council Tax Band C

Agent Note
There is a management charge which is due annually. Price TBC

Ground Floor



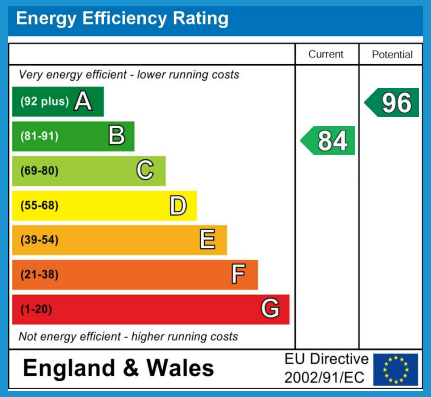
First Floor











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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