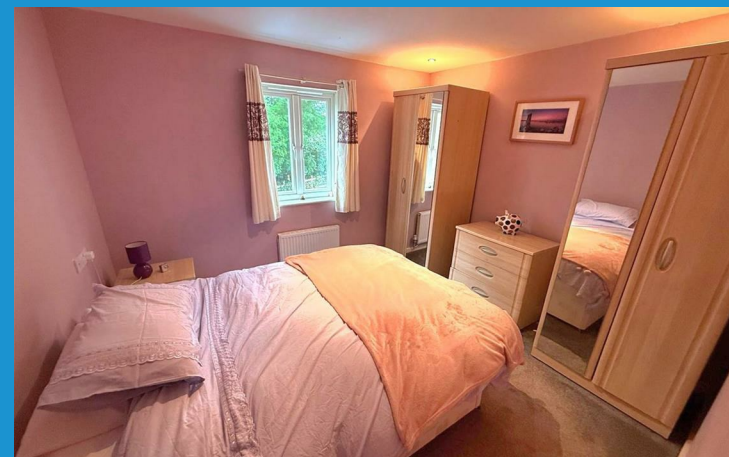




**104 Kensey Valley Meadow**  
Launceston | Cornwall



Town • Country • Coast

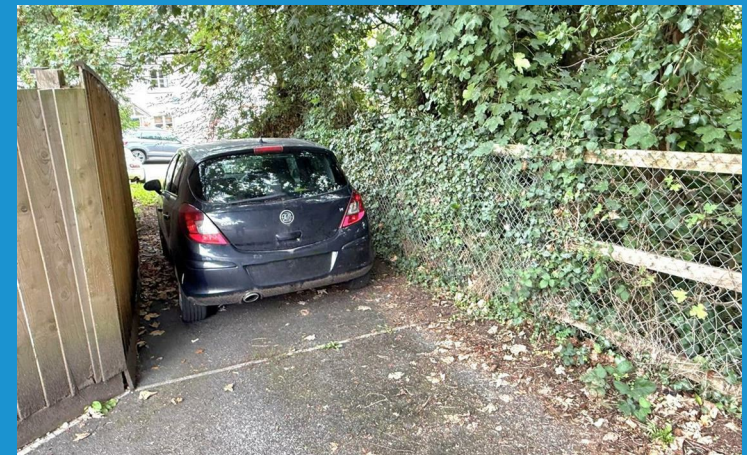
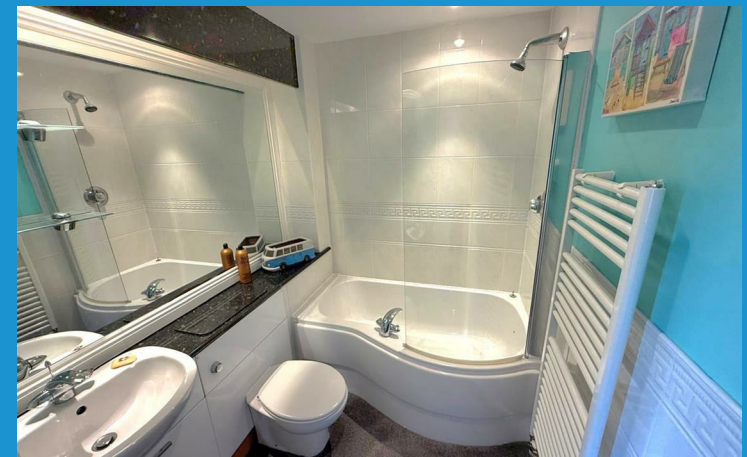


Located in a tucked away position is this FREEHOLD 2 bedroom modern coachhouse. The well presented accommodation includes an open plan kitchen/sitting/dining room which is dual aspect. The property benefits from an off road parking space and overlooks a nearby green area.

The property is entered via a hallway on the ground floor with space for coats and shoes with stairs rising to the first floor landing. There is an open dual aspect sitting/dining room with direct access into the kitchen area where there is a built in storage cupboard plus a range of eye and base units with integrated appliances. There is a stylish bathroom alongside 2 bedrooms. The main bedroom is a good size double with a window overlooking a row of trees.

A short walk away is a private off road parking space. There is an external door providing access to a built in cupboard ideal for bins and recycling.

The property itself is freehold with the garages below being leasehold and belonging to nearby neighbours. The property is available with NO ONWARD CHAIN and may appeal to first time buyers or investors looking for an attractive rental property.



### 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

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 proceed up the hill where the property will be seen on your left.

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## Entrance Hallway & Stairs

**Lounge/Dining Room**  
17'5" x 10'1" (5.31m x 3.09m)

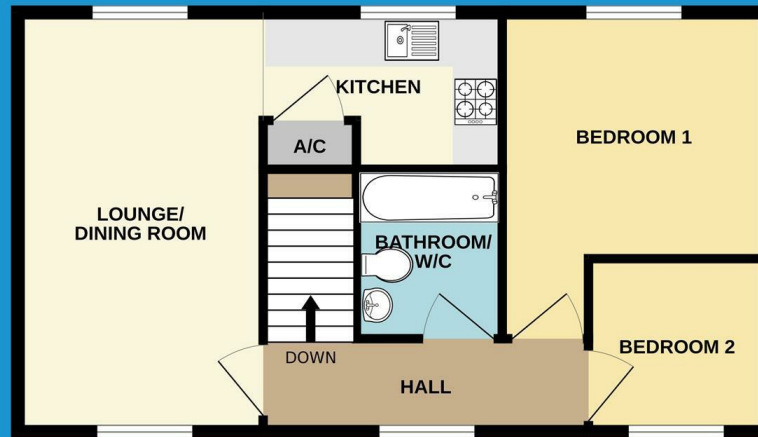
**Kitchen**  
10'2" x 6'5" (3.10m x 1.97m)

**Bedroom 1**  
11'0" x 10'0" (3.36m x 3.05m)

**Bedroom 2**  
7'1" x 7'4" (2.16m x 2.25m)

**Bathroom**  
6'8" x 5'10" (2.05m x 1.80m)

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 76        |
| (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 |           |



### AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

### 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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