STAGS



13 Long Field Road

13, Long Field Road, Launceston, Cornwall PL15 9FW







Town Centre 1.3 miles - Bude 20.5 miles - Plymouth 24.4 miles

A well presented end of terrace property with garden and off-road parking, situated on the outskirts of the town

- 2 Off Road Parking Spaces
- Enclosed Rear Garden
- 3 Bedrooms (1 En-suite)
- Kitchen/Diner
- Well Presented Family Home
- Edge of Town Location
- Remainder of NHBC Warranty
- Motivated Sellers
- Tenure: Freehold
- Council Tax Band: C

Guide Price £250,000

SITUATION

The property is conveniently located within easy reach of the A30 and approximately 1 mile from the town centre. Launceston offers a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors', dentists', veterinary surgeries and educational facilities. There is a well-equipped leisure centre and two testing 18-hole golf courses, along with numerous sporting and social clubs. The A30 trunk road links the Cathedral Cities of Exeter and Truro, with the popular North Cornish coast approximately 18 miles away.

DESCRIPTION

A well presented 3 bedroom house in a desirable residential area on the outskirts of Launceston. With 2 generous parking spaces directly in front of the property and an enclosed garden at the rear, the property is ideally suited for couples and families alike looking to enjoy the benefits of being within close proximity of Launceston's educational, shopping and leisure facilities. The property is being offered for sale with the remainder of the NHBC warranty.

ACCOMMODATION

The accommodation has been tastefully personalised by the current vendors during their ownership, including personal touches in the kitchen and with feature walls in most of the rooms. The accommodation is illustrated on the floorplan overleaf and briefly comprises: an entrance hall leading into the sitting room, with window overlooking the front and a generous amount of space for a seating and entertaining. The spacious kitchen/diner is located at the rear of the property, enjoying French doors to the rear garden and a range of integrated kitchen appliances, tiled splash backs and space/plumbing for various white goods. The two reception rooms are separated by a ground floor cloakroom and a separate understairs storage cupboard.

Stairs from the entrance hall rise to the first floor with 3 well proportioned bedrooms, the principal bedroom benefitting from an en suite shower room whilst bedrooms 2 and 3 enjoy rural outlooks towards the rear. The family bathroom comprises a low flush WC, pedestal sink and bath with shower over, servicing bedrooms 2 and 3.

OUTSIDE

A real feature of the property is having 2 generous parking spaces, directly in front of the property. Accessed via a side pathway or via the French doors in the kitchen, the rear garden is terraced into 2 main sections mainly laid to lawn with a small garden shed. The garden benefits from a sunny southerly-facing aspect with scope to personalise and landscape to create further outside areas for enjoyment.

SERVICES & ADDITIONAL INFORMATION

Mains water, drainage, electricity and gas. Please note the agents have not inspected or tested these services. Broadband availability: Ultrafast and standard ADSL, Mobile signal: voice and data varied availability (Ofcom). The property is sold subject to all local authority charges.
We understand from the vendor that the annual service charge for maintenance and upkeep towards the communal areas is roughly £150 per annum.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Stags Launceston office, head along Western Road and take the A30 slip road signposted to Okehampton, Callington, Liskeard and Tavistock. After a short distance, take the first exit off towards Callington and at the end of the slip road, turn right. Continue to the roundabout and take the third exit into the development and the property will be found on the left hand side along at the beginning of Long Field Road, identifiable by a Stags For Sale Board.

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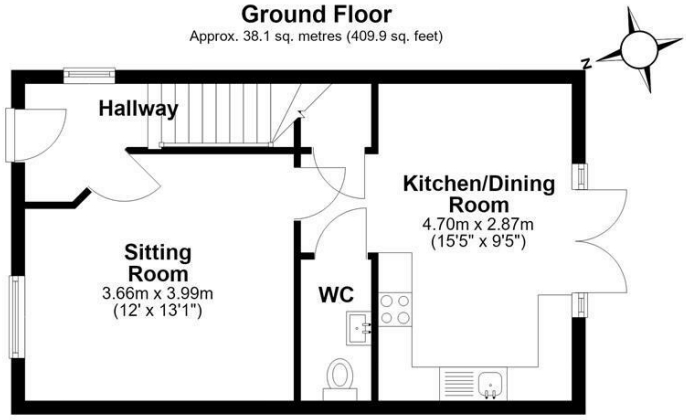

THIS KITCHEN
IS FOR DANCING

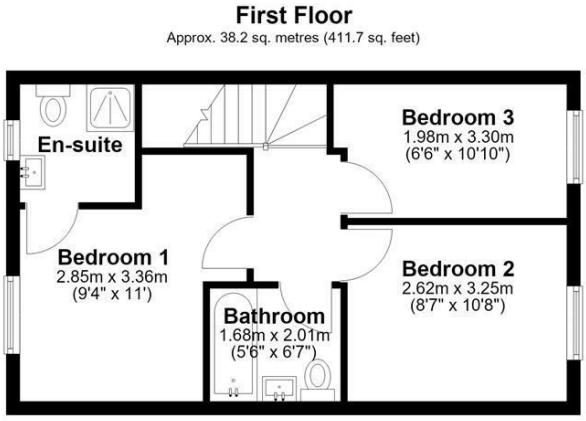





FEARLESS
LOVE

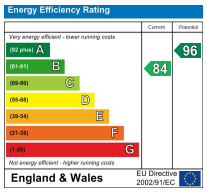






Total area: approx. 76.3 sq. metres (821.6 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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