

6 Kings Meadow

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Windmill Hill, Launceston, PL15 9TT

Central Launceston Location Bude 18 miles Plymouth 25 miles

A striking, detached, three bedroom home situated within a small collection of new homes in the heart of Launceston offering breath-taking views, garden, parking and far reaching views.

- Detached 3 Bedroom Home
- Utility Room
- Integral Garage And Off Road Parking
- Build Zone Warranty Underwritten by AXA
- Freehold
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Air Source Heat Pump
- EPC B
- Council Tax Band D

Guide Price £350,000

SITUATION

The property is located less than half a mile from the town centre of Launceston with a range of shops, sporting and social clubs along with a fully equipped leisure centre and two 18-hole golf courses. There are also doctors, dentists and veterinary surgeries, a 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road is easily accessible and links the Cathedral cities of Truro and Exeter. Exeter offers access to the M5 network, main line railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain.







DESCRIPTION

A brand-new 3 bedroom detached home in a very central location. The bright entrance hall on the ground floor gives access to all rooms and stairs leading to the first floor. The W.C. includes a wall-hung sink, mixer taps, and tiled flooring. The integral garage offers parking for one car or extra storage, with internal access from the hallway. The utility room is equipped with a sink, washing machine, and tumble dryer, while the modern kitchen/diner has rear-facing windows boasting stunning views, integrated appliances, and oak flooring. Follow the stairs down to the lower ground floor to a spacious living room with patio doors opening out to the garden and also additional under-stairs storage. On the first floor, the landing leads to three generous size bedrooms, including a master bedroom with an en-suite bathroom and walk-in wardrobe. A stylish family bathroom with a rainfall shower and tiled finish serves the second and third bedrooms, both offering lovely views.

OUTSIDE

The front of the property features a driveway with parking for two vehicles, with additional guest parking available within the estate. The rear garden is enclosed by fencing and includes a patio area, with the remainder laid to lawn.

SERVICES

Mains water, electricity and drainage. Air source heat pump central heating.
Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors –Likely.

DIRECTIONS

From Stags Launceston Office, proceed along Western Road through the town centre until Southgate Arch. Go through the arch and continue straight ahead, on the left hand bend, proceed up Race Hill until the two no entry signs. Turn right onto Bounsall's Lane. At the top of Bousall's Lane turn left onto Windmill Hill, continue and take the second left onto Penworth Close. Drive alone Penworth Close and at the end of the no through road you will arrive at Kings Meadow.

VIEWINGS

All viewings are strictly by prior appointment with Stags Launceston office on 01566 774999.

AGENTS NOTE

Some of the images have been taken from the Show Home.
A service charge will be in place to take care on the management of communal land, roads, drains, etc. The cost has been estimated at around £40 per month.

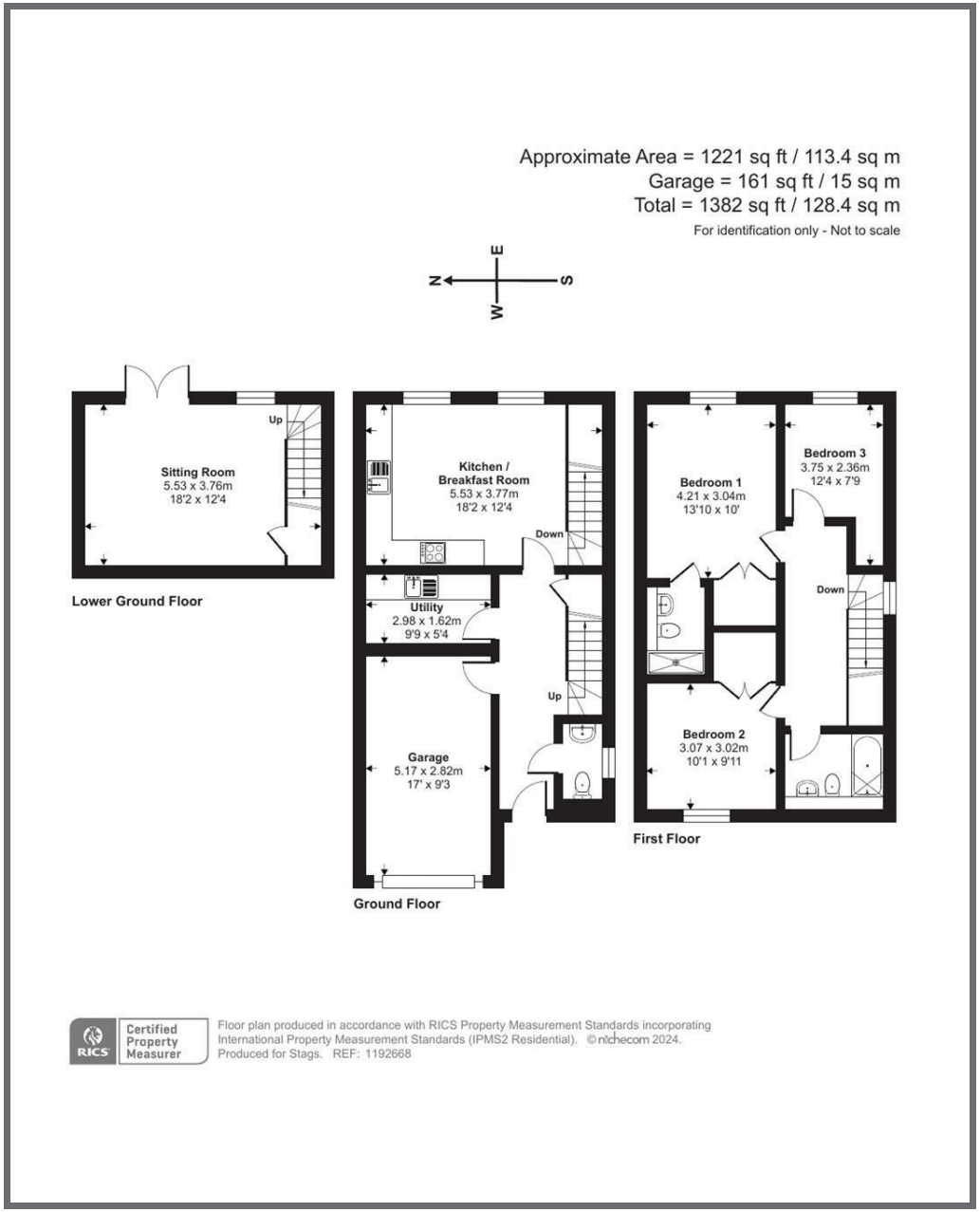


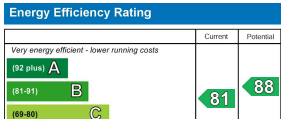




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1192668