



152 Kensey Valley Meadow

Launceston | Cornwall



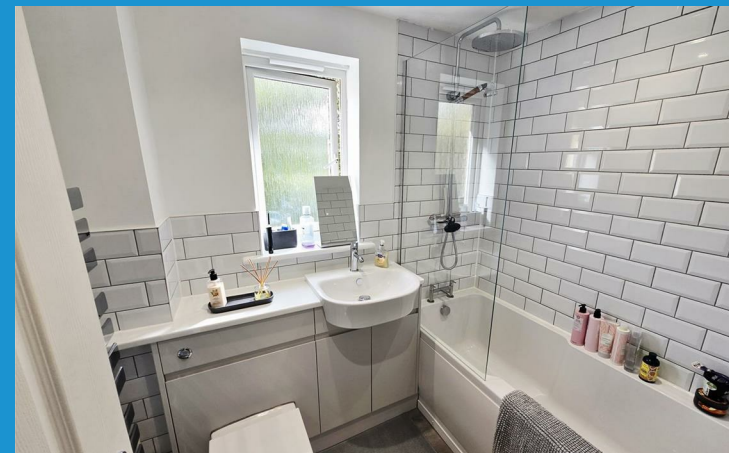
Town • Country • Coast



An attractive 3 bedroom stone fronted modern property with an enclosed rear garden and 2 parking spaces. The property can be found on a popular development on the outskirts of Launceston Town and has no onward chain.

The property is accessed via steps at the front which lead down to the property and there is a lawned garden area at the front. The property has a storm porch and a door opening into a hallway, with a useful cloakroom with a WC to your right. To the other side there is a kitchen and breakfast room which houses the central heating boiler and has a range of wall and base units. At the back of the house, there is a spacious living room which has sliding patio doors to the rear. The room is a generous size and has ample space for a sitting area with a recess ideal for a table and chairs.

On the first floor there are the 3 bedrooms, 2 of which are spacious double rooms with the 3rd bedroom being a useful single or study with an airing cupboard. There is also a spacious and well appointed family bathroom. There is a covered parking space at the front of the property with an additional parking space at the side. At the rear there is an extensive patio area which is covered, providing the ideal space for outside dining even on the inclement days! There is a further sloped area beyond, providing scope for a buyer to develop the garden further. There is a gate at the side that leads down to the parking area.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 9TS. This will take you directly to the property. From the town centre proceed under the Southgate Arch into Exeter Street. At the T junction turn left and drive down the hill and take the first exit at the roundabout. Proceed ahead at the next roundabout then bearing right. Follow the road around, where the property will be seen on your left hand side towards the end of the development.

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Entrance Hallway

Cloakroom

7'1" x 3'1" (2.17m x 0.95m)

Kitchen / Breakfast Room

10'5" x 8'8" (3.18m x 2.66m)

Living Room

16'9" x 10'10" (5.11m x 3.32m)

5.11m narrows to 4.12m

First Floor

Bedroom 1

12'5" x 9'3" (3.81m x 2.83m)

Bedroom 2

9'3" x 8'11" (2.83m x 2.72m)

Bedroom 3

8'10" x 7'0" max (2.71m x 2.14m max)

2.71m narrows to 1.72m

Bathroom

7'1" x 5'6" (2.16m x 1.70m)

Services

Mains Electricity, Water, Gas and Drainage

Council Tax Band C

Agent Note

Behind the rear garden boundary, all the trees have a preservation orders. (TPO)

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:

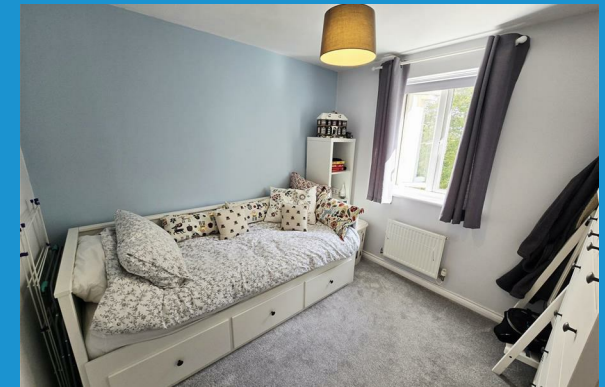
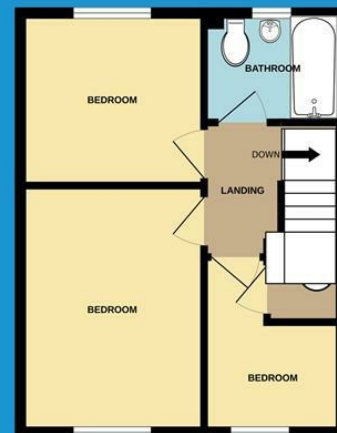
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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

Ground Floor



First Floor



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