

# 24 Meadowside

Launceston | Cornwall

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## Guide Price £315,000







Situated in a sought after location is this well presented 3 bedroom detached bungalow with a beautiful South facing rear garden. The property further benefits from driveway parking and a single garage. The property is walking distance to the town centre and on a bus route for access to the retail parks.

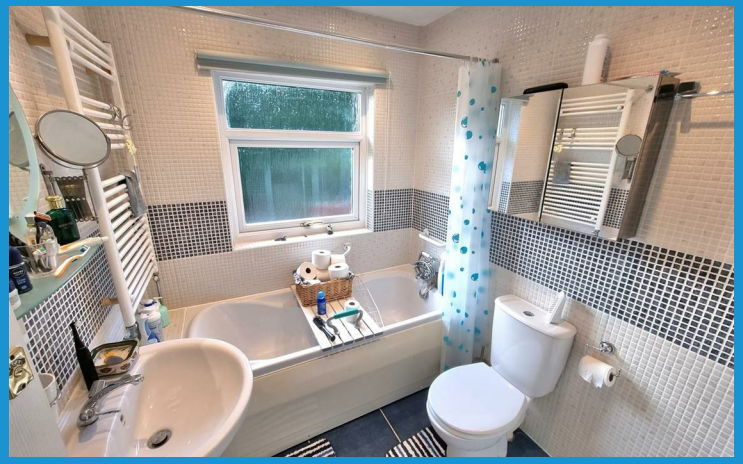
You step into a small porch with a door opening into an L shaped hallway with various built in cupboards. The sizable sitting/dining room is dual aspect with a window to the front overlooking the pretty garden. To one side of the room is a chimney housing a multi fuel wood burner, perfect for winter evenings. To the rear are French doors opening into a double glazed conservatory with a view over the landscaped gardens. Next to the reception room is a separate newly fitted kitchen with a range of modern eye and base level units plus space for a range cooker. A door from the kitchen opens out to the rear decking and garden.

There are 3 bedrooms in total. The main bedroom enjoying a view over the rear garden. Bedroom 2 is a front double aspect offering plenty of room for freestanding furniture. Finally bedroom 3 is also front aspect and is a good size single or potential study/hobbies room. The bathroom has a matching 4 piece suite including a bath and a separate shower enclosure.

To the front and side of the property is a tarmac driveway adjoining a single garage. A path leads to the front door with an established garden to one side. The rear garden is South facing and is fully enclosed to all sides. There is an area of raised decking enjoying a glimpse towards the town. The level lawn is flanked by well stocked flower borders giving colour all year round. Meandering through the garden is a small stream. Beyond the stream is a further area of garden with established plants and shrubs plus a useful pergola.







**Situation**

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding areas. 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 peninsula 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 7DJ. The property can be found via Western Road and turn left down Carboth Lane. At the T junction turn left and left again into Meadowside. Follow the road up the hill where the property can be found on the left hand side.

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## Entrance Hallway

## Kitchen
10'10" x 11'4" (3.30m x 3.45m)

## Living Room
25'10" x 11'9" (7.87m x 3.58m)

## Conservatory
10'4" x 10'7" (3.15m x 3.23m)

## Bedroom 1
7'7" x 11'6" (2.31m x 3.51m)

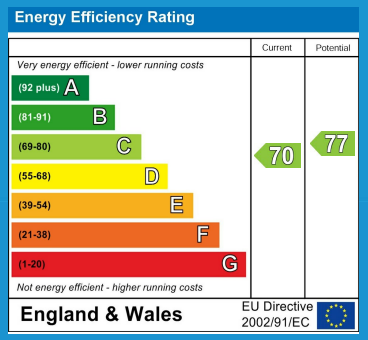
## Bedroom 2
10'9" x 11'4" (3.28m x 3.45m)

## Bedroom 3
10'9" x 11'5" (3.28m x 3.48m)

## Garage
21'7" x 9'7" (6.58m x 2.92m)

## Services
Mains Electricity, Gas, Water & Drainage.
Mains Gas Central Heating.
Council Tax Band D.










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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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