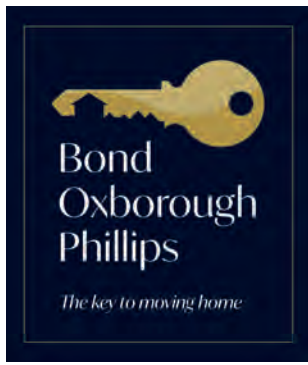




48 Long Field Road
Launceston
PL15 9FW



Guide Price - £230,000



48 Long Field Road, Launceston, PL15 9FW.

An end of terrace property with easy access to the A30, within walking distance of a primary school with local amenities nearby...



- End of Terrace Family Home
- Offering Three Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & One En-Suite
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking
- Close Proximity to Local Amenities
- Energy Efficient Solar PV Panels
- Street Parking Available
- Bright and Open Throughout
- Council Tax Band - C
- EPC - B



Situated in a popular residential area of Launceston, this well-presented end of terrace family home offers comfortable and contemporary living across two spacious floors. Ideal for growing families or those looking to upsize, the property combines modern design with practical features, all within easy reach of local amenities and transport links.

The accommodation comprises three well-proportioned bedrooms, offering flexible space for family members, guests, or even a home office. The master bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom, finished to a high standard.

At the heart of the home is a contemporary kitchen/dining room, designed for both everyday living and entertaining. Fitted with modern units and integrated appliances, this space opens up beautifully for family meals or gatherings. The spacious living room provides a bright and relaxing environment, enhanced by large windows that allow plenty of natural light to flow through the property, contributing to the home's overall bright and open feel.

To the rear, the property boasts a well-maintained enclosed garden, perfect for outdoor dining, children's play, or simply enjoying a bit of sunshine in a private setting. The home offers ample off-road parking, a sought-after feature in this area, along with additional street parking available nearby for visitors.

Located just a short distance from the town centre, the home enjoys close proximity to local amenities, including shops, schools, and healthcare facilities. Commuters will also appreciate the convenient transport links, with easy access to the A30 and nearby public transport routes, making travel to neighbouring towns and cities straightforward.

With a Council Tax Band of C and an impressive EPC rating of B, this home is both cost-efficient and energy-conscious, offering long-term value and comfort.

This delightful property ticks all the boxes for modern family living in a well-connected and friendly community. Early viewing is highly recommended to appreciate all that this home has to offer.



Changing Lifestyles

Situated in the historic town of Launceston, often referred to as the "Gateway to Cornwall," the area is rich in heritage and character. The town offers a wide range of amenities including supermarkets, a Post Office, a selection of pubs and cafés, independent shops, and both agricultural and builders' merchants.

Launceston is also home to the iconic Norman castle, a reminder of its strategic importance, and features regular farmers' markets, local arts and crafts, and community events throughout the year. The town benefits from excellent educational and healthcare facilities, including several primary schools, a secondary school, health centre, dental surgeries, and a veterinary practice.

There is a strong sense of community, with annual events such as the Launceston Agricultural Show and Christmas Market. For a wider selection of services, the nearby town of Tavistock provides further shopping, schooling, and leisure options.

Launceston also enjoys easy access to the A30, offering direct links to both Exeter and Truro, with connections to the M5, mainline rail, and Exeter International Airport.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

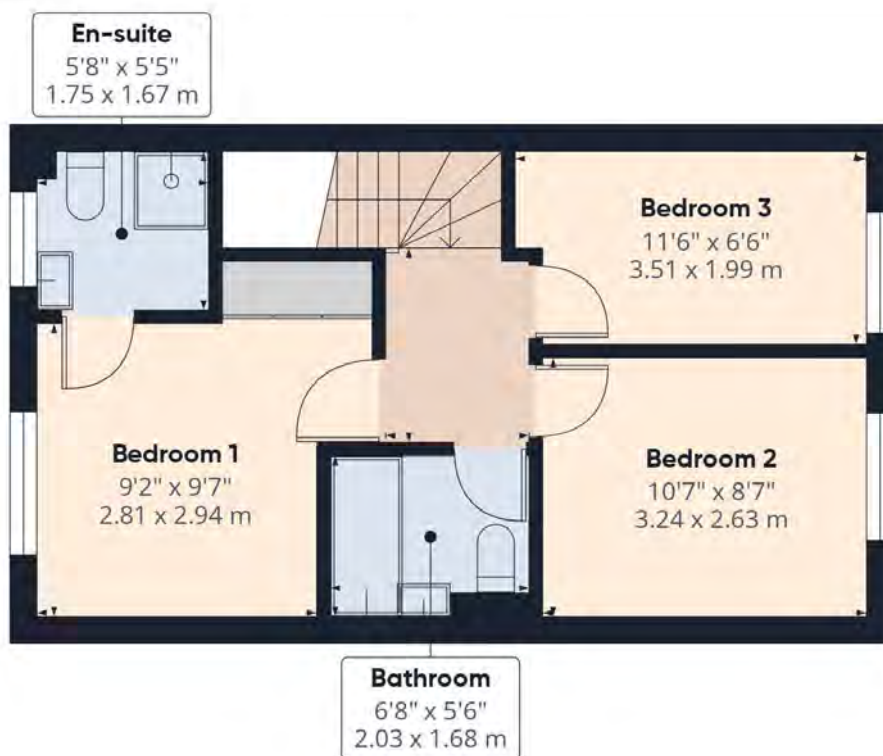
Scan here for
our Virtual Tour:





Approximate total area¹¹
778 ft²
72.5 m²

Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.