



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

31 Kensey Valley  
Meadow  
Launceston  
Cornwall  
PL15 9NB

**Asking Price: £365,000**

**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**

31 Kensey Valley Meadow, Launceston, Cornwall, PL15 9NB



- DETACHED FAMILY HOME
- NEWLY FITTED KITCHEN
- WELL PRESENTED & SPACIOUS ACCOMMODATION THROUGHOUT
- 5 BEDROOMS (2 ENSUITES)
- 3 RECEPTION ROOMS
- PRIVATE & ENCLOSED GARDEN
- GARAGE & OFF ROAD PARKING
- EPC C & COUNCIL TAX BAND D
- AVAILABLE WITH NO ONWARD CHAIN



An exciting opportunity to acquire this well presented, spacious and versatile detached family home, situated in the popular town of Launceston, being within walking distance to an range of amenities. The residence boasts comfortable accommodation throughout that's arranged over 3 levels. The property comprises kitchen/diner, 3 reception rooms, 5 bedrooms, two with ensuites, family bathroom, cloakroom and utility room. 31 Kensey Valley Meadow also benefits from an enclosed and private garden, garage and allocated parking space. An internal viewing is highly recommended to appreciate the size and condition of the property. Available with no onward chain. EPC C & council Tax Band D.



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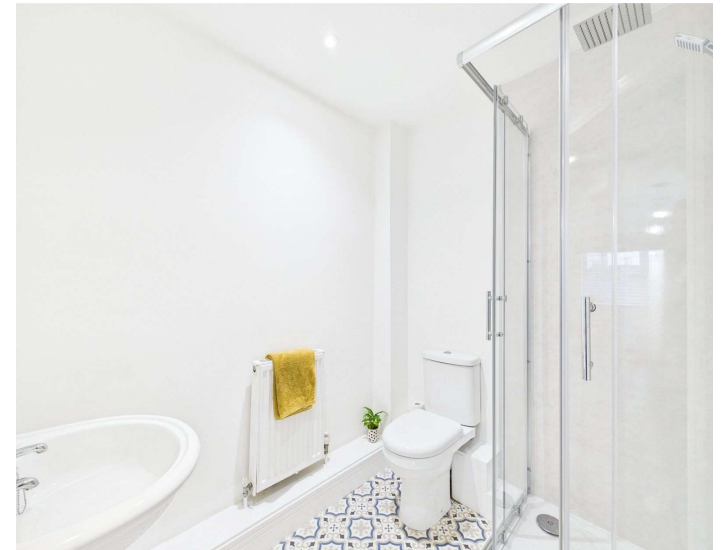
### Directions

From Launceston town centre proceed in to South Gate Street and through the South Gate arch, bear round to the left in Exeter Street and upon reaching Prouts Corner continue straight ahead signposted towards Okehampton heading down Kensey Hill. Continue down the hill taking the left hand exit at the roundabout in to Kensey Valley Meadow. At the roundabout take the left hand turning, follow the road and take the next left hand turn at the top of the hill, the property will then be found after a short distance on the left hand side with a Bond Oxborough Phillips for "sale board" clearly displayed.



### Situation

The historic town of Launceston is centred around its medieval Norman Castle and offers an excellent range of shops, professional services, schools, and leisure facilities including 18 hole golf course. Good proximity to the main A30 dual carriageway gives easy access to other towns, villages, and places of interest including the Cathedral City of Exeter with its motorway, airport, and rail links. The North Cornish coastline is within approximately 30 minutes driving distance. To the south, the City of Plymouth has a first class shopping centre and air/rail links, and intercontinental ferry port with routes to both France and Spain.



# Internal Description

## **Entrance Hall** - 8'3" x 4'1" (2.51m x 1.24m)

Provides access to the kitchen/diner, separate dining room, sitting room and cloakroom. Stairs leading to first floor landing. Useful understairs storage area.

## **Kitchen/Diner** - 12'10" x 12'4" (3.9m x 3.76m)

A newly fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a corner stainless steel double sink and drainer unit with mixer tap. Space for range style cooker with 8 ring gas hob and extractor over. Ample room for dining table and chairs. Windows to front and side elevations.

## **Dining Room** - 12'3" x 9'9" (3.73m x 2.97m)

Ample room for large dining table and chairs, window to front elevation.

## **Sitting Room** - 12'3" x 11'1" (3.73m x 3.38m)

Ample room for sitting room suite. Sliding patio doors to rear elevation, leading to the enclosed garden.

## **Utility Room** - 8'1" x 6'2" (2.46m x 1.88m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink drainer unit with taps over. Space for free standing fridge/freezer, washing machine and tumble dryer. Internal window to cloakroom and external window to side elevation.

## **Cloakroom** - 8' x 3'5" (2.44m x 1.04m)

Fitted with a pedestal wash hand basin and low flush WC. Internal window to utility room.

## **First Floor Landing** - 6'5" x 4'1" (1.96m x 1.24m)

Provides access to the living room, bedroom 1 and bedroom 5. Staircase leading to second floor landing.

## **Living Room** - 21'3" x 12'4" (6.48m x 3.76m)

A generous, light and airy reception room with windows to side and rear elevations. Ample room for sitting room suite.

## **Bedroom 1** - 19'1" x 9'11" (5.82m x 3.02m)

Spacious, light and airy dual aspect double bedroom with built in wardrobe. Windows to side and rear elevations.

## **Ensuite Shower Room** - 6'1" x 5'7" (1.85m x 1.7m)

A three piece suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin and low flush WC.

## **Bedroom 5/Office** - 10'6" x 6'6" (3.2m x 1.98m)

A versatile room, previously used as office space by the current owner but also suitable as single bedroom. Window to front elevation.

## **Second Floor Landing** - 6'4" x 4'10" (1.93m x 1.47m)

Providing access to bedrooms 2, 3 & 4, the family bathroom and airing cupboard.

## **Bedroom 2** - 11'11" x 10'6" (3.63m x 3.2m)

Large double bedroom with windows to front and side elevations.

## **Ensuite Shower Room** - 7' x 5'5" (2.13m x 1.65m)

A fitted suite comprising shower cubicle, pedestal wash hand basin and close coupled WC. Frosted window to front elevation.

## **Bedroom 3** - 12'3" x 10'3" (3.73m x 3.12m)

Double bedroom with window to side elevation.

## **Bedroom 4** - 11'6" x 10'6" (3.5m x 3.2m)

Double bedroom with built in wardrobe. Window to front and side elevations.

## **Family Bathroom** - 10' x 6'10" (3.05m x 2.08m)

Generous family bathroom comprising a panel bath, separate shower cubicle, close coupled WC and pedestal wash hand basin. Frosted window to side elevation.

**Outside** - The landscaped garden is arranged over 2 levels; the lower level is principally laid to lawn, with wooden steps

leading to a further area laid to lawn. To the rear of the garden there is a paved patio area providing the ideal spot for alfresco dining. Adjoining the rear of the property is a newly installed decking area. The garden is bordered by a brick wall and close boarded wooden fencing.

**Garage** - Manual up and over door to front elevation.

**Services** - Mains water, electric and drainage. Gas fired central heating.

**EPC Rating** - EPC rating C (79) with the potential to be B (86). Valid until September 2030.

**Council Tax Banding** - Band 'D' (please note this council band may be subject to reassessment).

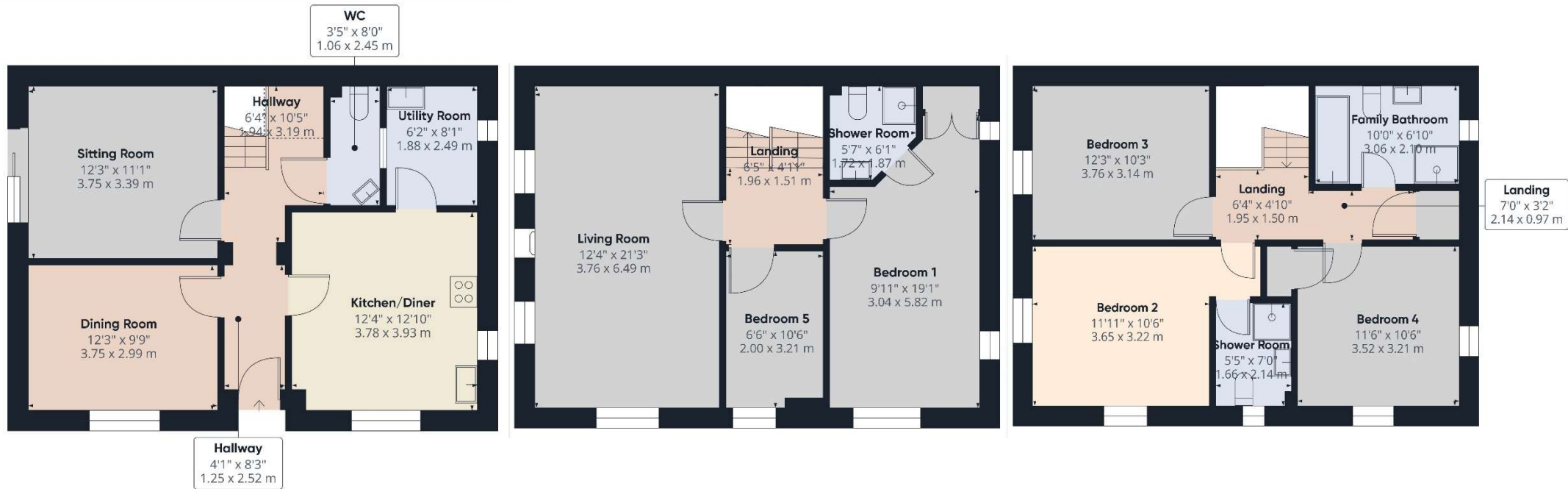


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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	86
England, Scotland & Wales	EU Directive 2002/91/EC	