



Bond  
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*Changing Lifestyles*

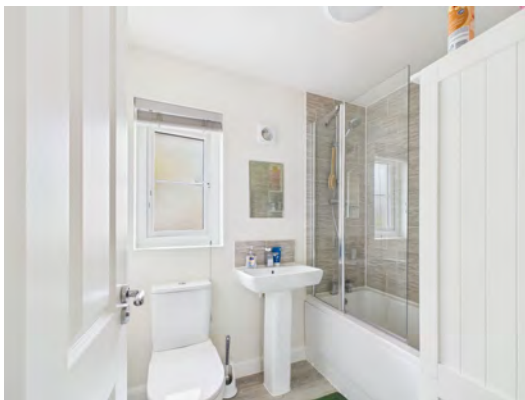
40 Barrabill Way

Launceston

PL15 7FW



**Asking Price - £299,950**



Changing Lifestyles

01822 600700



# 40 Barrabill Way

Stylish and spacious three-bedroom detached home in a sought-after Launceston development.....



- Detached three-bedroom family home
- Contemporary interior finished to a high standard
- Bright and spacious living room with views
- Modern kitchen with ample storage and worktop space
- Master bedroom with ensuite shower room
- Good-sized rear garden with patio and lawn
- Private driveway with parking for two vehicles
- Short distance to town centre, schools and amenities



Set on the outskirts of Launceston in a popular, family-friendly development, this modern three-bedroom detached home offers the perfect blend of style, comfort, and practicality. Thoughtfully finished with a contemporary interior, it's a space that feels fresh and welcoming from the moment you walk in.

The ground floor has a lovely flow, starting with a bright entrance hall and leading into a well-appointed kitchen that's both functional and stylish. The main living room is generous in size and overlooks open green space across the road, giving you a nice sense of peace and privacy. There's also a downstairs cloakroom, which is always a bonus.

Upstairs, the master bedroom features its own ensuite shower room, while the two additional bedrooms are ideal for children, guests, or even a home office. The family bathroom is modern and well finished—everything you'd expect from a home of this standard.

Step outside and you'll find a good-sized garden at the back, with both lawn and patio areas—great for entertaining, letting the kids run around, or just relaxing in the sun. The driveway at the rear gives you parking for two cars, and there's a insulated timber shed in the garden for all your storage needs.

Location-wise, it couldn't be more convenient. You're within a short distance of Launceston town centre, with its range of shops, supermarkets, schools, doctors, and more. Plus, with great links to Exeter, Truro and Plymouth, you're well-connected whether you're heading east, west or south.



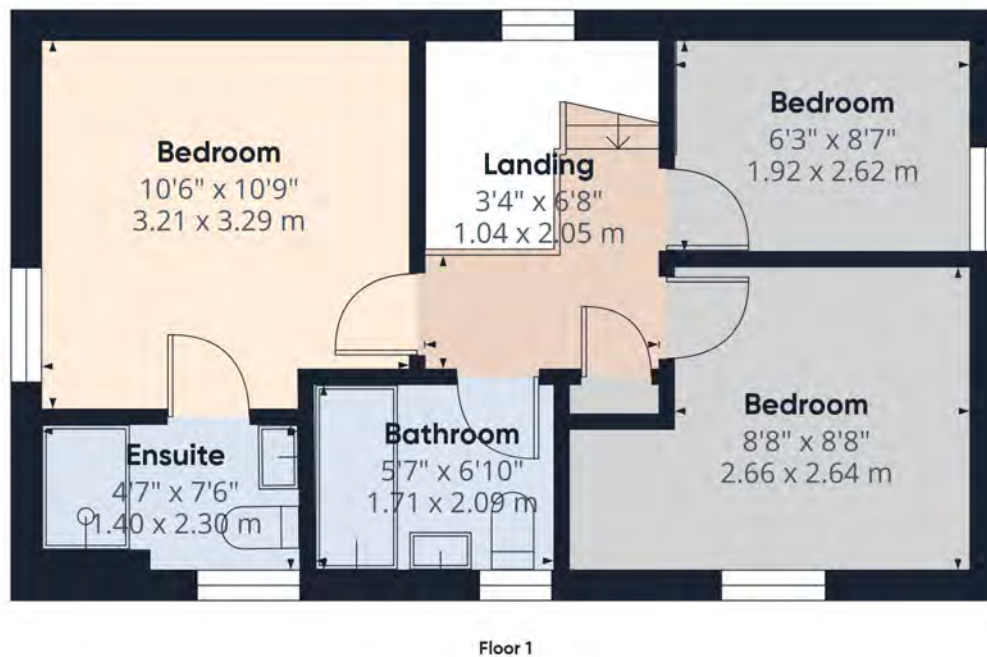
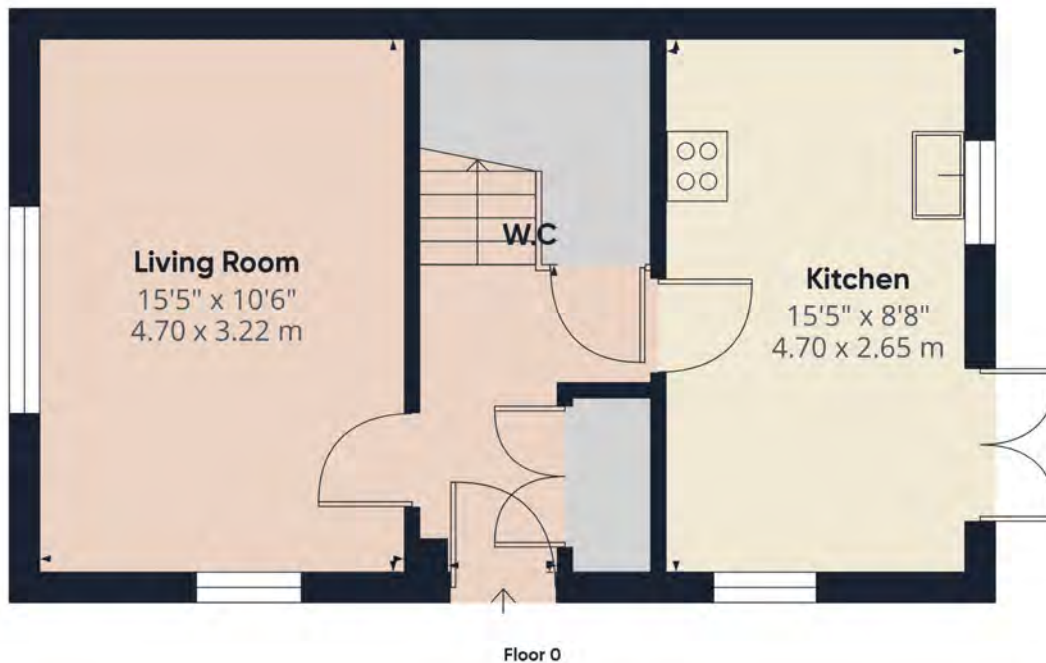


# Changing Lifestyles

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.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 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.

### 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.

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.