



Bond
Oxborough
Phillips

Changing Lifestyles

137 Kensey Valley Meadow
Launceston
Cornwall
PL15 9TS

Asking Price: £269,950

Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com

137 Kensey Valley Meadow, Launceston, Cornwall, PL15 9TS



- 4 BEDROOMS
- MID TERRACE
- ENCLOSED REAR GARDEN
- GARAGE
- ALLOCATED PARKING
- WELL PRESENTED THROUGHOUT
- SUITING FIRST TIME BUYERS AND INVESTORS
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- EPC: C
- COUNCIL TAX BAND: C



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Occupying a great and most convenient location on the edge of this historic market town boasting an excellent range of amenities. The property offers 4 bedrooms (1 ensuite) with comfortable and well presented accommodation throughout. Rear enclosed garden, allocated parking and garage. Ideally suiting those looking for a first time buy, a family home or a buy to let investment.

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.

Entrance Hall - 6'7" x 9'6" (2m x 2.9m)

Doors to kitchen, lounge and WC. Stairs to first floor landing.

Kitchen - 7'8" x 10'8" (2.34m x 3.25m)

A range of base and wall mounted units with laminate roll edge worktops over, incorporating a stainless steel sink/drain unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated oven, dishwasher and space for washing machine and tall fridge/freezer. Cupboard housing gas fired combination boiler. Window to the front elevation.

WC - 4'11" x 3'1" (1.5m x 0.94m)

Low level WC and pedestal hand wash basin.

Lounge/Diner - 11'11" x 14'4" (3.63m x 4.37m)

This bright and airy room benefits from French doors to the rear elevation leading into the garden. Under stair cupboard.

Ample space for a family dining table and chairs.

First Floor Landing - Doors to Bedroom 1 and 2. Stairs to second floor landing.

Bedroom 1 - 11'11" x 8'6" (3.63m x 2.6m)

Windows to the front elevation. Door to ensuite.

Ensuite - 5'1" x 6'5" (1.55m x 1.96m)

Comprising an enclosed shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Chrome heated towel rail. Extractor fan.

Bedroom 2 - 12' x 9'11" (3.66m x 3.02m)

Juliette balcony to the rear elevation.

Second Floor Landing - Doors to bedrooms 3, 4 and family bathroom. Airing cupboard.

Bedroom 3 - 11'11" x 9'10" (3.63m x 3m)

Window to the rear elevation.

Bedroom 4 - 12' x 8'3" (3.66m x 2.51m)

Windows to the front elevation.

Bathroom - 5'1" x 6'3" (1.55m x 1.9m)

Comprising an enclosed panel bath with mains fed shower over, vanity unit with hand wash basin over and low level WC. Extractor fan.

Garage - 17' x 8'6" (5.18m x 2.6m)

Located to the rear of the property. Up and over garage door to the front elevation. Light and power connected.

Outside - This beautifully maintained garden features a raised decking area, ideal for outdoor dining or relaxation. The deck is lined with an assortment of potted plants and a small raised herb bed, adding both charm and practicality. Beyond the decking, a well-kept lawn is bordered by mature trees and shrubs, creating a peaceful and tranquil outdoor retreat. Steps at the rear of the garden lead to a single garage and a dedicated parking space.

Services - Mains water, electric, gas and drainage.

EPC Rating - c

Council Tax Band - c



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 go straight across and then at the next roundabout take the right hand turning bearing right around the bend. The property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		