



Bond
Oxborough
Phillips

Changing Lifestyles

23 Honeysuckle Gardens,
Launceston,
PL15 9GD



Guide Price £170,000

23 Honeysuckle Gardens, Launceston, PL15 9GD



- Well-presented two-bedroom coach house apartment in a popular modern development
- Bright dual-aspect lounge/dining room with abundant natural light
- Modern kitchen with breakfast bar, gas hob, and countryside views
- Master bedroom with built-in wardrobes and additional storage
- Second bedroom suitable as a small double or generous single
- Bathroom with three-piece suite and mains-fed shower
- Energy efficient with UPVC double glazing and new gas boiler
- Spacious garage below with storage, washing machine, and tumble dryer plumbing



A well presented two-bedroom coach house apartment, tucked away in a desirable position within a sought-after modern development on the outskirts of Launceston.

This light and airy home offers spacious, well-designed accommodation, ideal for first-time buyers, investors, or those seeking a low-maintenance property. The generous dual-aspect lounge/dining room is bathed in natural light, creating a warm and inviting living space.

The modern kitchen is stylishly appointed with a range of matching wall and base units, a breakfast bar, and includes a gas hob with extractor fan. There is space for additional freestanding appliances, while a tiled floor and far-reaching rooftop views towards the surrounding countryside complete the space.



There are two bedrooms in total. The master bedroom features built-in wardrobes and a storage cupboard, while the second bedroom is a comfortable single or small double, perfect for guests or a home office. The bathroom is fitted with a modern three-piece suite, including a panelled bath with mains-fed shower over.

The home benefits from UPVC double glazing and a recently installed mains gas-fired boiler, ensuring energy-efficient warmth throughout. Presented to a high standard with neutral decor, the property is ready for immediate occupation and would make an excellent investment or lock-up-and-leave option.

Beneath the apartment lies a generously sized garage with a metal up-and-over door, understairs storage cupboard, and plumbing for both a washing machine and tumble dryer—offering excellent utility and storage space.

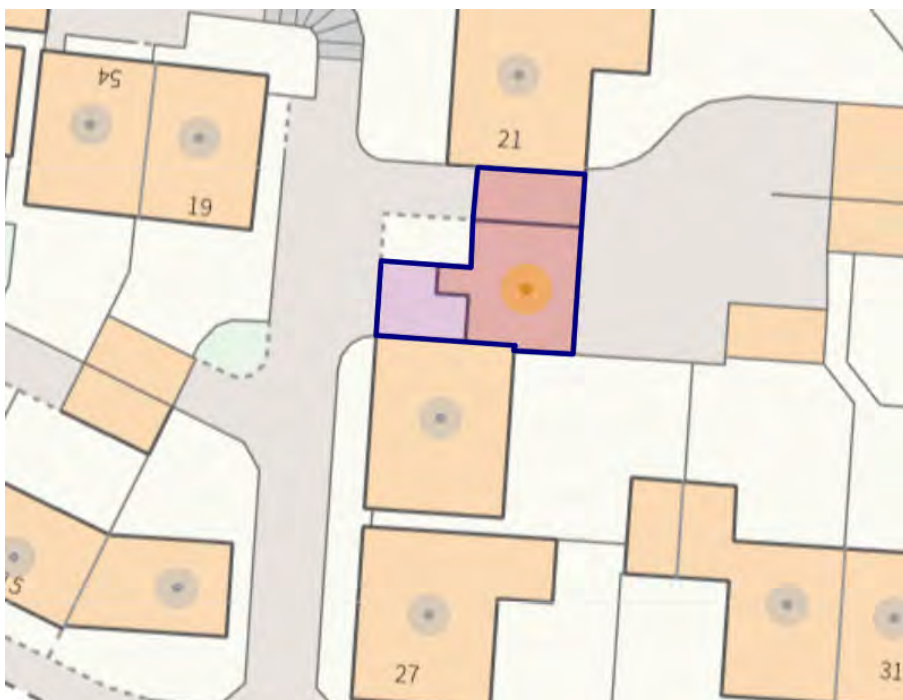
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Launceston benefits from excellent connectivity, with easy access to both the A388 and the A30 dual carriageway.

Just a short distance from the property are the Tesco Superstore and Launceston Retail Park, offering convenient shopping options.

The town centre provides a wide range of shopping, commercial, educational, and recreational facilities.

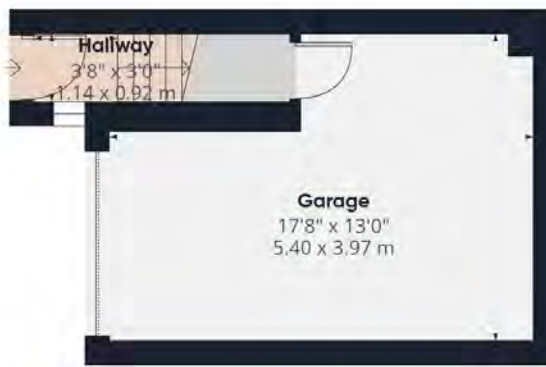
Positioned near the A30 trunk road, Launceston is ideally situated for travel towards Truro and West Cornwall to the west, and Exeter and beyond to the east.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
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for more information or to
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on this property.

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our Virtual Tour:





Floor 0



Floor 1

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