



48 Long Field Road
Launceston
PL15 9FW



Guide Price - £240,000



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.



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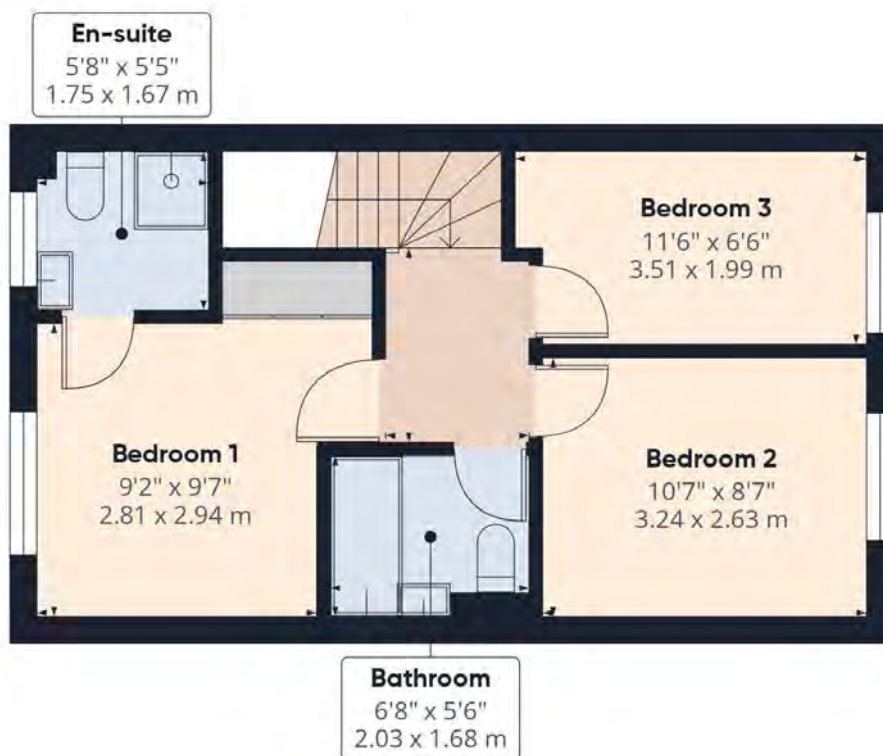
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Approximate total area¹¹
778 ft²
72.5 m²

Floor 0



Floor 1

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