



Bond
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Changing Lifestyles

4 Culvers Meadow
Launceston
Cornwall
PL15 8RR

Asking Price: £210,000 Freehold



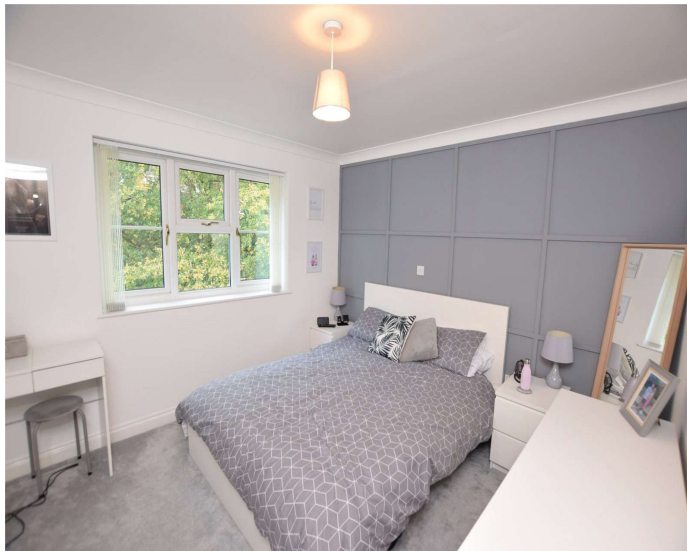
Changing Lifestyles

01288 355 066
bude@boproperty.com

4 Culvers Meadow, Launceston, Cornwall, PL15 8RR



- 2 BEDROOM THREE STOREY HOUSE
- SUPERBLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES
- INTEGRAL GARAGE
- OFF ROAD PARKING
- WELL SUITED FOR FIRST TIME BUYERS
- EPC: C
- COUNCIL TAX BAND: B



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An exciting opportunity to acquire this superbly presented 2 bedroom modern three storey town house situated within walking distance of local amenities and less than a mile of Launceston town centre. Offering versatile living accommodation throughout the property boasts an integral garage as well as off road parking. Well suited for first time buyers or equally as an attractive second home/investment opportunity.

Launceston, the Ancient Capital of and acknowledged gateway to Cornwall sits astride the A30 one mile from the Devon/Cornwall border, in an area of considerable beauty and charm with easy access to both North and South Coasts as well as to the cities of Exeter, Plymouth and Truro. Dating back to Celtic times the whole of Launceston is steeped in history and is dominated by its Castle built by Brian de Bretagne the first Norman Earl of Cornwall in the 11th Century. Once the site of the Royal Mint and the only walled town in Cornwall the Launceston of today has much to offer and to reward both business and leisure interests. There is a town trail for visitors to follow which highlights the ancient architecture and historical features including the 16th Century Church of St. Mary Magdalene which has one of the most lavishly carved exteriors of any Church in England. There are three other churches as well as a Methodist Chapel and Kingdom Hall, three Primary Schools, one private school and Launceston College, so both spiritual and secular needs are well served. The property is situated close to Newport with a range of day to day shopping facilities at Newport Spar shop and Co-op at Newport Industrial Estate.

Ground Floor

Entrance Hall - Staircases leading up to first floor landing and down to lower ground floor.

Kitchen - 8'8" x 7'1" (2.64m x 2.16m)
Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, 4 ring gas hob with extractor over, built in oven and under counter fridge. Window to front elevation.

Living Room - 13'4" x 11' (4.06m x 3.35m)
A light and airy reception room with window to front elevation.

WC - 6'10" x 2'11" (2.08m x 0.9m)
Low flush WC, wall hung wash hand basin.

First Floor Landing

Bedroom 1 - 11' x 10'7" (3.35m x 3.23m)
Double bedroom with window to front elevation.

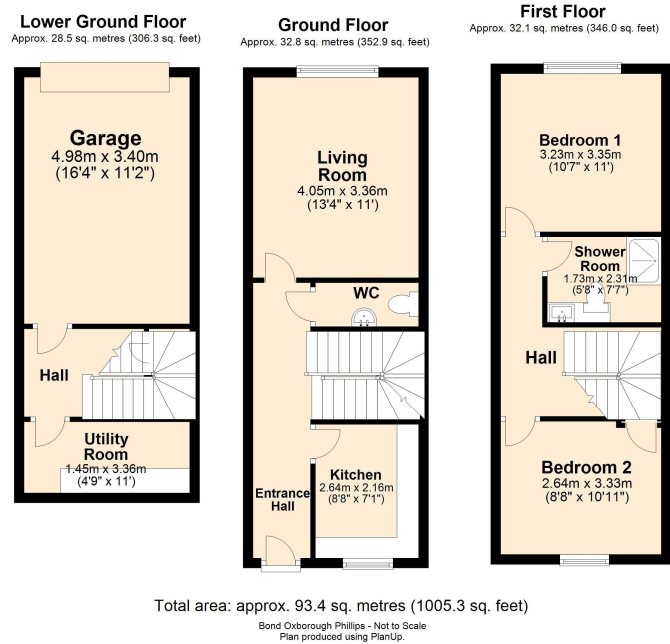
Bedroom 2 - 10'11" x 8'8" (3.33m x 2.64m)
Double bedroom with useful built in storage cupboard and window to front elevation.

Shower Room - 7'7" x 5'8" (2.3m x 1.73m)
Double enclosed shower cubicle with mains fed drench shower over, vanity unit with inset wash hand basin and concealed cistern WC. Heated towel rail.

Lower Ground Floor - Built in under stair cupboard.

Utility Room - 11' x 4'9" (3.35m x 1.45m)
Fitted base and wall mounted units with work surfaces over incorporating stainless steel sink drainer unit with mixer taps, space and plumbing for washing machine and recess for tumble dryer.

Garage - 16'4" x 11'2" (4.98m x 3.4m)
Power and light connected. Up and over electric vehicle entrance door.



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.

Directions

From Launceston town proceed out onto St Thomas Road. Continue through the traffic lights until reaching the roundabout at the bottom of St Stephens, take the right hand turning towards Holsworthy and almost immediately at the next mini roundabout the left hand turning into Roydon Road. Head up Roydon Road and past the entrance to Broad Park on the right hand side. The entrance to Culvers Meadow will be found on the left hand side with number four marked with a Bond Oxborough Phillips for sale board clearly displayed.

