

82 Kensey Valley Meadow
Launceston
Cornwall
PL15 9TJ



Asking Price: £197,500 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

82 Kensey Valley Meadow, Launceston, Cornwall, PL15 9TJ



- 2 BEDROOM
- MID TERRACE
- ENCLOSED REAR GARDEN
- GARAGE
- PARKING
- WELL PRESENTED THROUGHOUT
- SUITING FIRST TIME BUYERS AND INVESTORS
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- EPC: C



Overview

Occupying a great and most convenient location on the edge of this historic market town boasting an excellent range of amenities. The property offers 2 double bedrooms with comfortable and well presented accommodation throughout. Parking and garage. Ideally suiting those looking for a first time buy, a family home or a buy to let investment. EPC C

Location

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.

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 take the left hand turning and bear around a left hand bend. At the next junction bear right, then left heading uphill whereupon the property will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Entrance Hall

Kitchen - 10'7" x 7'1" (3.23m x 2.16m)

A well presented fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a stainless steel 1 1/2 sink drainer unit with mixer taps over. Built in over with 4 ring gas hob burner. Space for fridge/ freezer, plumbing and recess for washing machine. Window to front elevation.

Living Room - 14'5" x 10'7" (4.4m x 3.23m)

A light and airy room with French glazed sliding doors to rear overlooking the garden. Ample space for a living room suite and dining room table and chairs. Large understairs cupboard.

WC - 6'5" x 3'2" (1.96m x 0.97m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 14'6" x 9'2" (4.42m x 2.8m)

A spacious double bedroom with twin windows to front elevation.

Bedroom 2 - 12'1" x 7'4" (3.68m x 2.24m)

A double bedroom with window to rear elevation.

Bathroom - 6' x 5'7" (1.83m x 1.7m)

A well presented fitted suite comprises an enclosed panelled bath with a mains fed shower over, close coupled WC and wash hand basin. Window to rear elevation.

Outside - A low maintenance rear enclosed garden comprises a raised timber decked area providing an ideal spot for alfresco dining. Steps lead down to a gravelled area, all bordered by close boarded fencing.

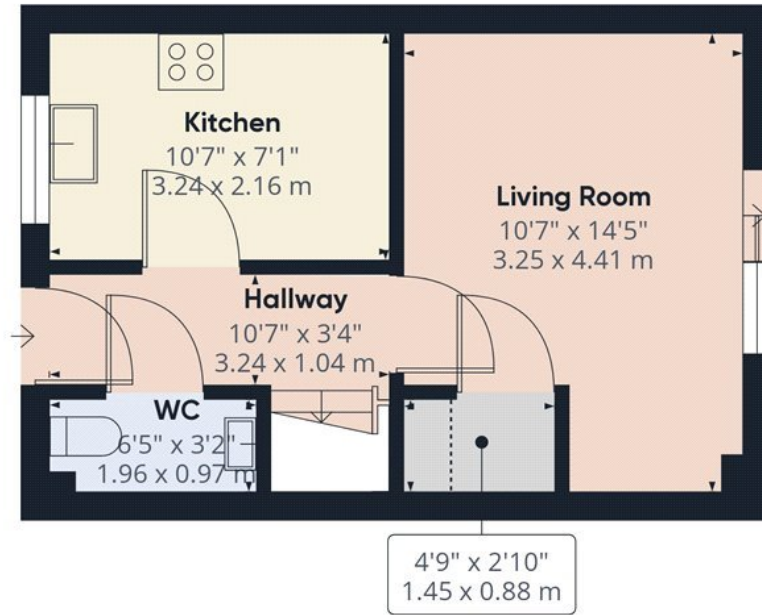
Garage - 16'7" x 8'5" (5.05m x 2.57m)

Up and over vehicle entrance door, brick paved parking in front.

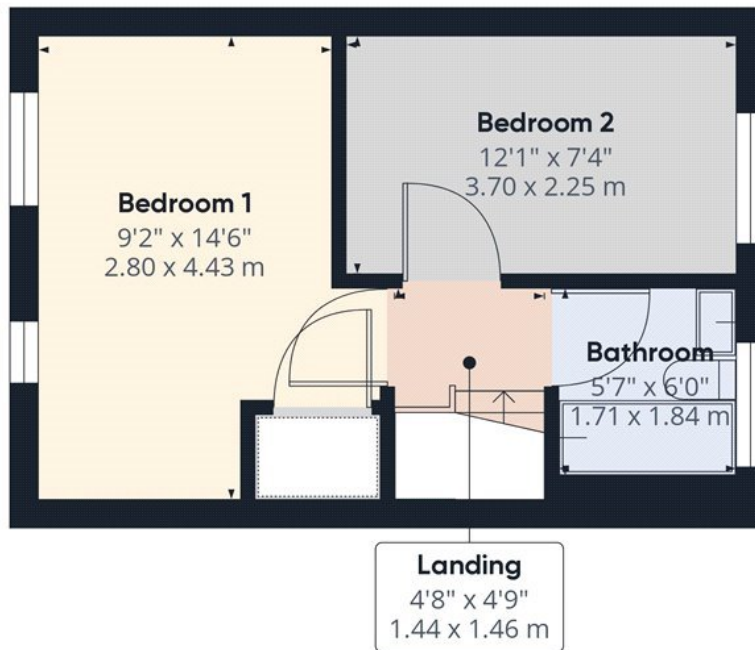
Services - Mains electricity, water, drainage and gas fired central heating.



Floorplan



Floor 0



Floor 1

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.

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