31 Meadowside

Launceston | Cornwall

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Guide Price £275,000

A spacious detached 3 bedroom split level bungalow situated in a sought after residential location. The property is set in a generous corner plot with gardens wrapping around the property which includes a driveway and an integral garage.

The accommodation includes a spacious triple aspect living room alongside a kitchen with fitted eye and level units and space for appliances. Plus to one side of the kitchen there is a breakfast area. There are 3 bedrooms, 2 of which are in the main ground floor accommodation, there is a 3rd bedroom which is accessed via a shallow staircase from the main hallway with has a useful storage cupboard to each side in the eaves.. There is a shower room alongside a separate WC. Steps from the hallway lead down to the integral garage.

The garden wraps around the property to 3 sides and offers ample off road parking for multiple vehicles in tandem. The gardens are mainly laid to lawn and have a range of plants and shrubbery. No onward chain.

Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 7DL. From our office head to town via Pennygilliam and Western Road. Take the left turning down Carboth Lane. At the T junction turn left, continue ahead and take the next left into Meadowside. Follow the road along where the property can be found on the right hand side.

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Entrance Hallway

Living Room
15'9" x 11'4" (4.81m x 3.46m)

Kitchen
12'4" x 9'6" (3.77m x 2.91m)

Breakfast Area
6'8" x 6'1" (2.04m x 1.86m)

Inner Hallway

Bedroom
11'10" x 11'7" (3.63m x 3.55m)

Bedroom
11'0" x 9'3" (3.36m x 2.84m)

Shower Room
6'4" x 5'8" (1.95m x 1.74m)

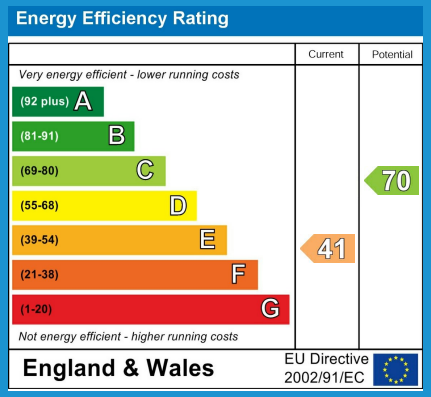
Cloakroom
5'6" x 3'6" (1.69m x 1.07m)

First Floor

Bedroom
11'10" x 9'5" (3.63m x 2.88m)

Integral Garage
19'9" max x 9'5" (6.03m max x 2.88m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band D



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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