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27 Long Field Road | Launceston



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Price Guide £310,000







Located in a convenient position is this generous detached 4 bedroom (2 bathroom) home with a lovely South Facing garden. The property has a dual aspect kitchen/dining room and a great size sitting room overlooking the garden. Available with no forward chain.

You step into a welcoming hallway with a ground floor WC leading off. The sitting room is a great dual aspect room with a pleasant view overlooking the rear garden with French doors. The kitchen/dining room is superb with a range of modern eye and base level units together all integrated appliances including NEFF appliances and a peninsula island with an inset hob. Beyond here is a dining area with plenty of space for a family size dining table. Adjoining the kitchen area is a useful utility room with rear door out to the driveway.

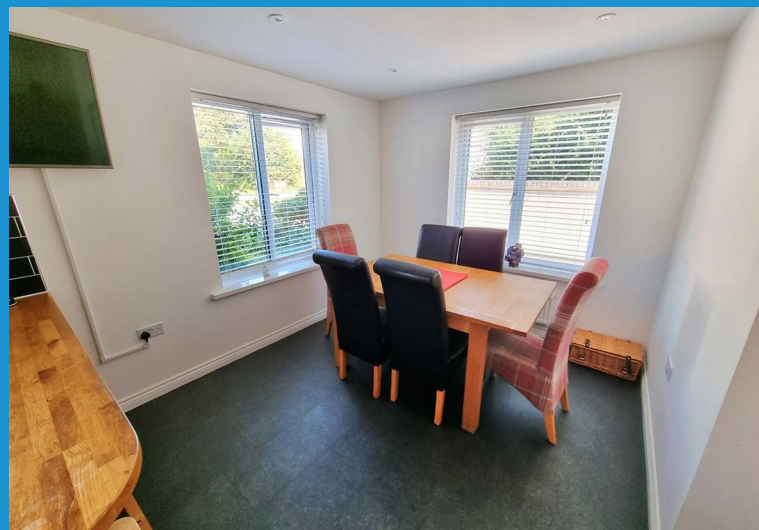
On the first floor are 4 bedrooms and family bathroom. The master bedroom overlooks the garden with glimpses of the nearby countryside. There is also an en suite shower room with a double shower enclosure and a range of built in mirror fronted wardrobe. Bedrooms 2 & 3 are dual aspect double rooms having space for freestanding furniture. Finally bedroom 4 is another good size and is currently used as a guest room. The family bathroom has a matching suite with a full size bath. Also on the landing is a deep airing cupboard perfect for storage.

The rear garden is completely South Facing and has a good size patio. At the bottom of the garden is another seating area ideal for outside dining. The is a level lawn perfect for children and pets alike, plus a detached garden shed. At the rear of the property is a driveway offering parking for at least 2 vehicles in tandem. The property benefits from property owned solar panels.









- Generous detached house
- 4 Bedroom (2 bathrooms)
- Dual aspect sitting room
- Well presented Kitchen/dining room
- Master bedroom with an ensuite shower room
- Large enclosed South Facing garden
- Convenient location
- Off road parking

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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 alongside the City's of Plymouth and Exeter in the other direction. 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 postal code for the property is PL15 9FW. What Three Words 'prepped.recruiter.sketch' will take you to the property. The property can be found just off the roundabout at Stourscombe at the end of Tavistock Road, as you take the exit for Bodmin on the A30 take the turning into Long Field Road and the property can be seen on your left hand side.







Entrance Hallway
10'10" x 6'0" (3.31m x 1.84m)

WC
5'2" x 2'11" (1.60m x 0.90m)

Kitchen / Dining Room
19'8" max x 11'8" max (6.01m max x 3.57m max)

Utility Area
6'7" x 4'8" (2.01m x 1.43m)

Living Room
19'9" x 11'3" (6.03m x 3.45m)

First Floor

Bedroom 1
11'5" x 9'11" (3.50m x 3.04m)

En-suite

Bedroom 2
11'11" x 9'10" (3.64m x 3.00m)
Excluding Wardrobes

Bedroom 3
10'0" x 9'8" (3.05m x 2.95m)

Bedroom 4
10'2" x 8'3" (3.12m x 2.54m)

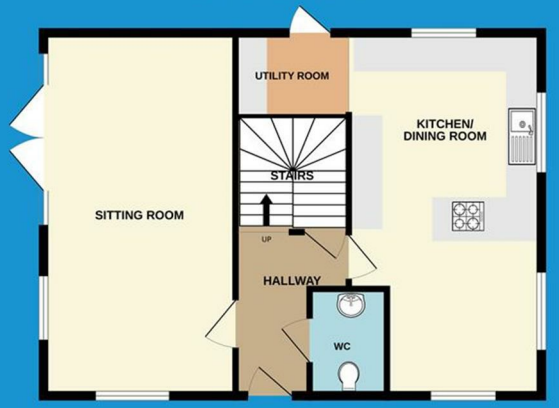
Bathroom
6'7" x 6'2" (2.01m x 1.88m)

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

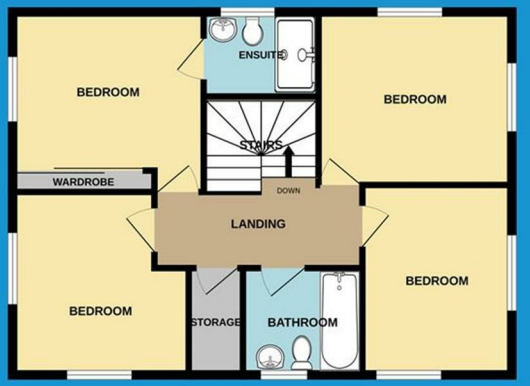
Agents Note
Property Own The Solar Panels

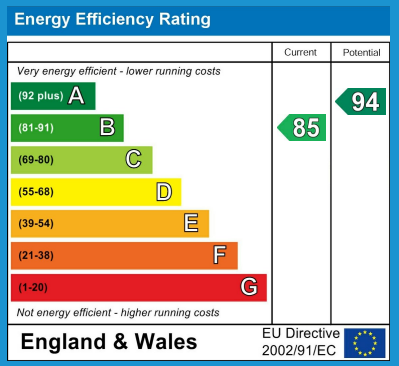
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Ground Floor



First Floor







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The Property Ombudsman

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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.