

Greenbank Chapel

Launceston | Cornwall

view property

Town • Country • Coast

view property

Town • Country • Coast

Guide Price £249,950





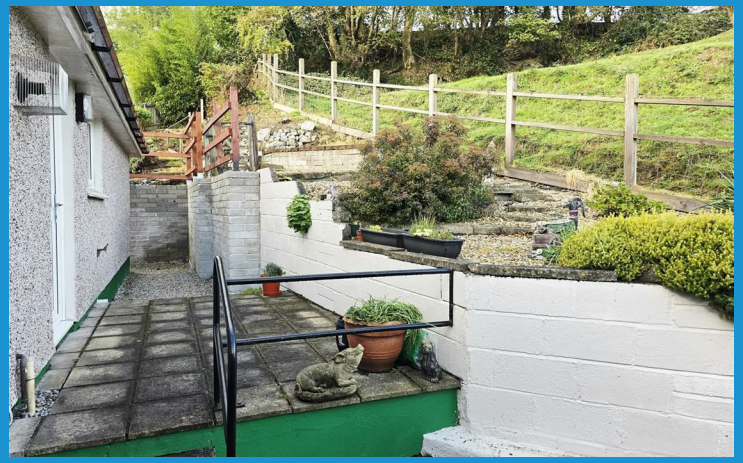


A well presented 2 bedroom detached bungalow situated in a convenient location on the outskirts of the town with off-road parking, gardens and great views over open countryside at the rear. There is an impressive modern fitted kitchen and bathroom alongside central heating.

There is a gravelled parking area at the front of the property, with side access and access to the front door. You enter the property into the hallway where there is a spacious living room on your right hand side, which is triple aspect with nice views over countryside at the rear. There is a well presented modern kitchen with a range of wall and base units and integrated appliances. A window provides a nice view into the garden and countryside beyond with a back door providing access to the garden. There is a useful larder cupboard alongside two storage cupboards, one of which houses the central heating boiler.

The bathroom is light and modern and offers a bath alongside a shower cubicle. There are 2 spacious double bedrooms, both of which are a good size and allow for double bedrooms and bedroom furniture. At the rear of the property there is the garden which features a patio area alongside a raised garden area which wraps around the side and has a range of plants and shrubbery. The garden provides a pleasant view out to the fields beyond.







Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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 7BY. What Three Words ' ' will take you directly to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside. Follow the road down and you will see the property ahead on the right hand side.

www.viewproperty.org.uk sales@viewproperty.org.uk

view property

Town • Country • Coast

Entrance Hallway

Living Room
19'0" x 11'5" (5.80m x 3.49m)

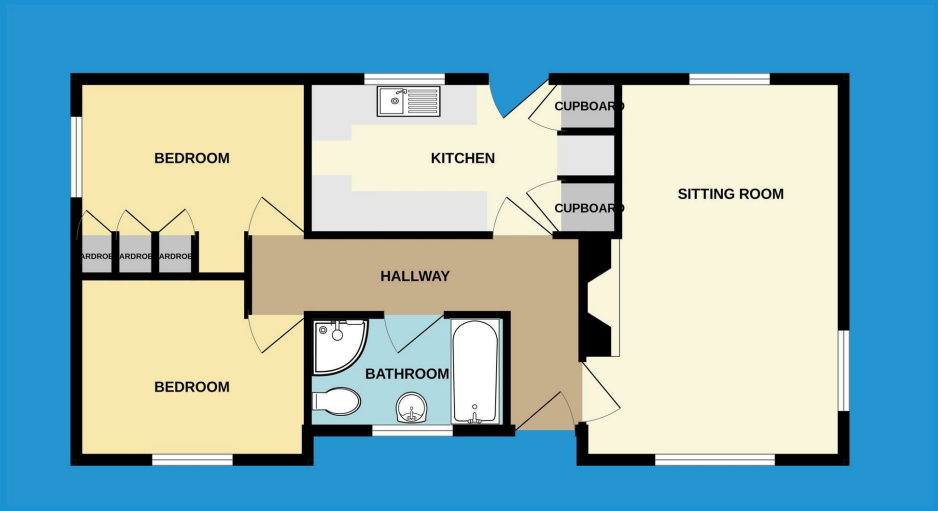
Kitchen
12'2" x 7'9" (3.71m x 2.38m)

Bathroom
9'9" x 5'7" (2.99m x 1.71m)

Bedroom 1
11'5" x 9'7" max (3.49m x 2.94m max)

Bedroom 2
11'0" x 9'0" max (3.37m x 2.75m max)

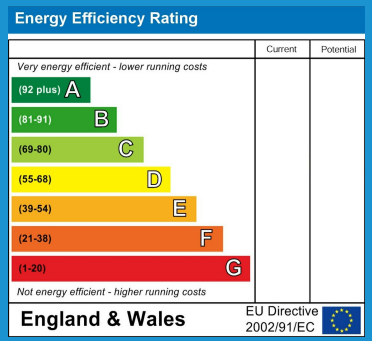
Services
Mains
Council Tax Band C











AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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.

01566 706706 | sales@viewproperty.org.uk
www.viewproperty.org.uk

The Property Ombudsman

view property
Town • Country • Coast