



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

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An end of terrace house in a popular development on  
the outskirts of the town

Town Centre 2 miles - North Cornish Coast 17 miles - Plymouth 25 miles

- Off Road Parking & Garage • 3 Bedrooms • Sitting/Dining Room • Kitchen • Bathroom & Ground Floor WC • Enclosed Rear Garden • Popular Position • Ideal Investment Opportunity •

Guide price £169,950

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)

## SITUATION

The property is situated within a popular, established development and enjoys a convenient location on the fringes of the former market town of Launceston. The town has a medical centre, dentists' and veterinary surgeries along with a 24-hour supermarket, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

## DESCRIPTION

A well presented, 3 bedroom, end of terrace house on the outskirts of town, with an enclosed rear garden, off-road parking and a garage.

## ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises: an entrance hall with a WC and plumbing for a washing machine. The kitchen has wooden flooring with a range of base and wall mounted units, work surfaces, stainless steel sink, built in electric oven with a gas hob and extractor hood over, space and plumbing for a washing machine/dishwasher. The sitting/dining room has doors leading out to the rear garden. There is also a useful under stair storage cupboard.

The first floor offers 2 double bedrooms and 1 single bedroom which has a built-in airing cupboard with shelving. The family bathroom has a tiled floor with a WC, wash hand basin, heated towel rail and bath with shower over.





## OUTSIDE

To the rear of the property there is an enclosed garden which can be accessed from either the sitting room or from the garage. There is a small patio area with paving steps that lead through the lawn to a single garage. The property benefits from having an allocated off-road parking space directly in front of the garage.

## SERVICES

Mains gas, water, electricity and drainage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWING

Strictly by appointment with the vendor's appointed agents Stags. 24hrs notice required.

## DIRECTIONS

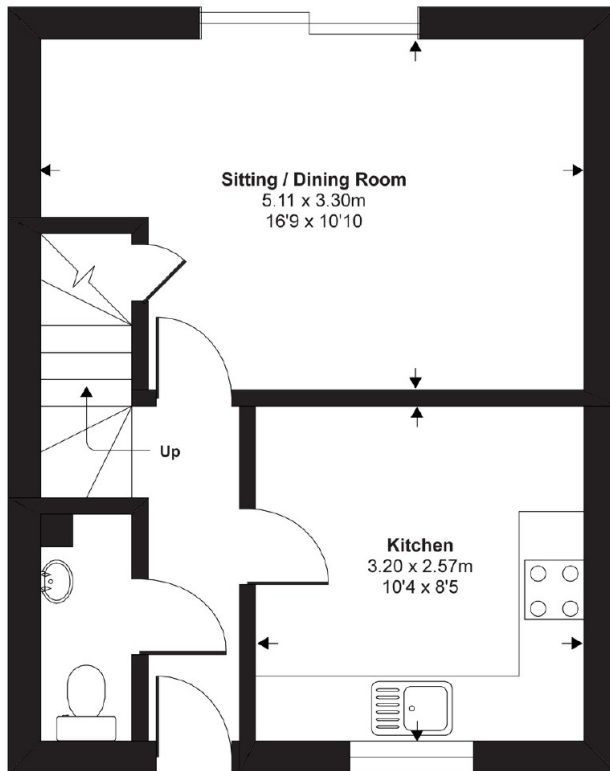
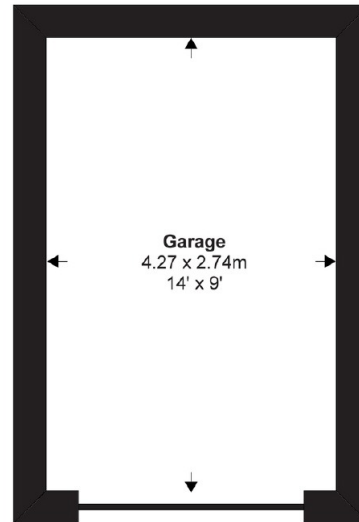
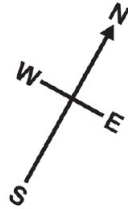
From the Stags office in Launceston, turn left out of the car park and proceed down the hill signposted towards Bude and Holsworthy. Take the first right hand turn, signposted to Polson. Follow this road to the T-junction and turn left down the hill. Continue down the road and at the roundabout, turn left and then left again at the next mini roundabout. Continue up hill and follow the road to the right and then bear left at the next fork in the road. The property will be the first of the terraced properties on the right hand side.

## RESIDENTIAL LETTINGS

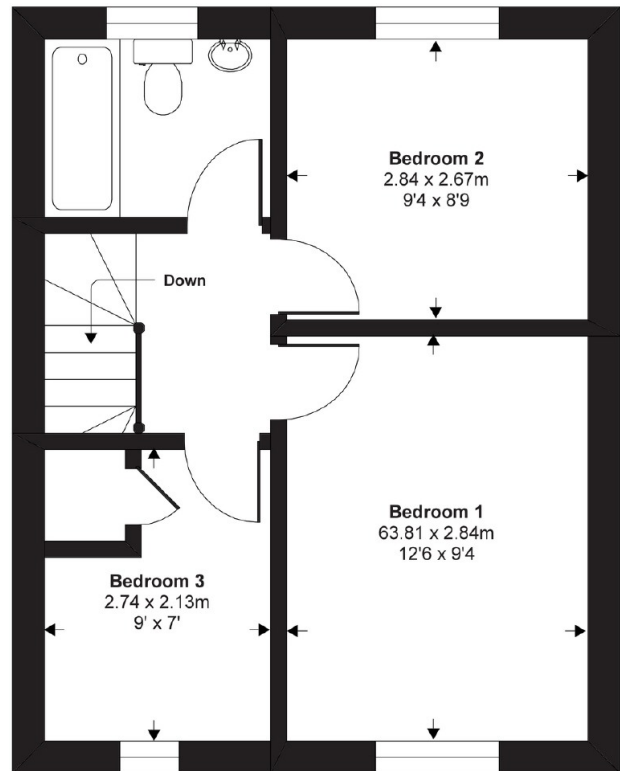
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01566 771800.



Approx. Gross Internal Floor Area  
79.7 Sq Metres 858 Sq Ft (Includes Garage)



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



Kensey House, 18 Western Road, Launceston, Cornwall, PL15 7AS  
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@StagsProperty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		91
81-94	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			