



- 10 YEAR LABC WARRANTY
- DETACHED HOUSE
- 3 BEDROOMS
- HIGH QUALITY FINISH

Broad Park, Launceston, PL15 8DS

Impressive brand new DETACHED 3 DOUBLE BEDROOM HOUSE built to a high specification with spacious accommodation, off road parking for 2 cars, large gardens to rear and views from the front elevation.

£215,000 FREEHOLD



Property Description

NOW COMPLETED and READY TO MOVE INTO is this BRAND NEW detached house which offers good sized light and airy accommodation. Completed to a high specification with a 10 year LABC Warranty offering quality fitted kitchen with integrated appliances, luxury bathrooms, oak doors, quality floor coverings and is upvc double glazed and mains gas centrally heated. The accommodation comprises: Entrance hall with downstairs cloakroom and understairs cupboard, attractive balustrading with glass panels, good size sitting room with views toward the castle, attractively fitted kitchen/dining room with patio doors to rear gardens. On the first floor landing you will find a master bedroom with built-in wardrobe and en suite shower room, 2 further bedrooms one with built in wardrobe and family bathroom. Outside, the gardens to the side and rear will be a blank canvass allowing a buyer to do their own personal landscaping. The property also comes with its own double block pavior driveway, being ample room for 2 cars and could provide space for a store shed/workshop if required

LOCATION

The property is situated only a short walk from the amenities including Spar and Subway, popular White Horse Pub and Restaurant, primary schools and Church. Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Benefitting from facilities including several supermarkets, schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts.



From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION COMPRISES

(all measurements are approximate):-

ENTRANCE HALL

Composite front door with glazed inserts. Understairs storage cupboard with further door. Radiator. Door to;

CLOAKROOM

Comprising low level wc and wash hand basin. Radiator.

SITTING ROOM

16' 0" x 15' 8" (4.88m x 4.78m) max. Double aspect windows to front and side. Views over town, castle and countryside beyond. TV and telephone points. 2 Radiators.

KITCHEN/DINING ROOM

18' 8" x 10' 0" (5.69m x 3.05m) Window to rear and French Doors to rear. Well fitted with attractive range of Light Grey soft close wall and base units under roll-edge worksurfaces, under unit lighting, incorporating single drainer sink unit with mixer tap. Integrated dishwasher. Space for washing machine, door available if required to have as integrated. Built-in double electric oven with canopy extractor hood over. Radiator. Wall mounted Worcester Bosch gas boiler within cupboard.

FIRST FLOOR LANDING

Window to side. Attractive balustrading with toughened glass inset panels. Access to roof space. Built-in airing cupboard. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 11' 4" (3.89m x 3.45m) Window to front enjoying views over town, castle and countryside. Large built-in wardrobe. Radiator. Door to;

EN SUITE SHOWER ROOM

Window to side. Large shower cubicle with attractive tiling, mains fed twin shower head with rainfall shower. Vanity basin with cupboard below and illuminated mirror over. Low level WC. Modern Grey radiator.

BEDROOM 2

13' 3" x 9' 7" (4.04m x 2.92m) Plus door recess. Window to rear overlooking the gardens. Large built-in wardrobe. Radiator.

BEDROOM 3

10' 0" x 8' 7" (3.05m x 2.62m) Window to rear overlooking the garden. Radiator.

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m) Opaque window to front. Kidney shape bath with mains fed twin shower head with rainfall shower. Vanity basin with cupboards below. Illuminated mirror cabinet above. Low level WC. Fully tiled walls. Dark Grey heated towel rail.

OUTSIDE

To the front of the property is off road parking for 2 cars, being brick paved and providing ample recessed storage area. Steps lead up to the front of the house

with attractive toughened glass inset panels. The gardens to the rear of the property are a good size with hedge and fence boundaries and extend to the side of the house with views across the town.

SERVICES

Mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band to be assessed.

DIRECTIONS TO FIND

From our office proceed down St Thomas Road. Proceeding through the traffic lights and over the river bridge. At the mini roundabout take the third exit signposted Holsworthy A388. At the next mini roundabout take the first exit into Roydon Road follow this road for a short distance and turn right into Broad Park. Proceed into the development turning left, then bear right where the property will be seen on your left hand side at the end of this road with a Millerson For Sale board clearly displayed.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

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Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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