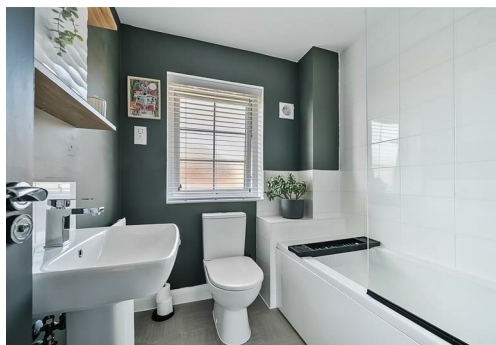




3 Long Meadow

3, Long Meadow, Launceston, Cornwall PL15 7FZ



Launceston Town Centre 0.8 miles - North
Cornish Coast 18.3 miles - Plymouth 26.6
miles

A stylish and exceptionally well
presented house with a
generous rear garden and 2-3
parking spaces

- Exceptionally Well Presented
- Contemporary Design
- Larger than Average Garden
- 2 Double Bedrooms
- Parking for 2-3 Vehicles
- Kitchen/Breakfast Room
- South Westerly Facing Garden
- Popular Residential Area
- Tenure: Freehold
- Council Tax Band: B

Guide Price £220,000

SITUATION

The property sits within a generous plot on a popular residential development just under one mile from the town centre. Launceston offers numerous shops, sporting and social clubs, a fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and educational facilities available up to A-level standard. 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 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

An exceptionally well presented semi-detached house in a sought after residential area within Launceston. Constructed in 2020 and positioned well within the development, the property has a larger than expected and landscaped rear garden, with parking in tandem for 2-3 vehicles. The property also has the remainder of the 10 year warranty from the 10th Sep 2020.

ACCOMMODATION

The property has been completely redecorated by the current owner and offers a stylish and contemporary feel throughout and presented in excellent decorative order. The entrance hall offers a space for coats and shoes, with a generous sitting room overlooking the front lawn. The kitchen/breakfast room has space for a central table and chairs, with a range of fitted units along with an electric oven and gas hob. There is ample space for freestanding white goods, with a selection available by separate negotiation. Patio doors open to the rear garden, perfect for hosting friends and family for dinner.

The first floor is complete with 2 well proportioned double bedroom. The principle room has an integrated wardrobe and additional built in storage cupboard, whilst bedroom 2 enjoys a pleasant outlook over the rear garden. Both bedrooms are serviced by the family bathroom which is partially tiled with a bath and electric shower over.

OUTSIDE

The property is approached via a private driveway to the side, for 2-3 cars in tandem alongside a front lawn and pathway to the main entrance. There is a pedestrian access to the rear garden for maintenance, which is completely walled and fenced. The garden is completely level and has been well landscaped to provide a relatively low maintenance outside space. Mainly laid to lawn, there are additional areas of paved patio and gravel for seating along with raised flower beds. The garden faces south west, enjoying the afternoon and evening sun.

SERVICES

Mains electricity, water and drainage. Mains gas fired central heating. Broadband availability: Standard ADSL and Ultrafast. Mobile signal coverage: Voice likely, data limited. (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. We understand from the current owner that there will be a contribution to a management company due when finalised but the amount at this stage is unknown.

VIEWINGS

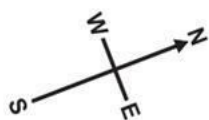
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston Town Centre, proceed along Western Road towards Pennygillam roundabout and shortly after passing the Stags Office on the right hand side, turn right onto Western Terrace. Proceed to the bottom of the hill and upon ascending Chapel Hill, turn left into Meadowside. Continue along this road through the estate to the junction, proceeding straight across into Chapel Gate. At the junction, turn right and the property will be located after a short distance on the left hand side, identifiable by a Stags for sale board.

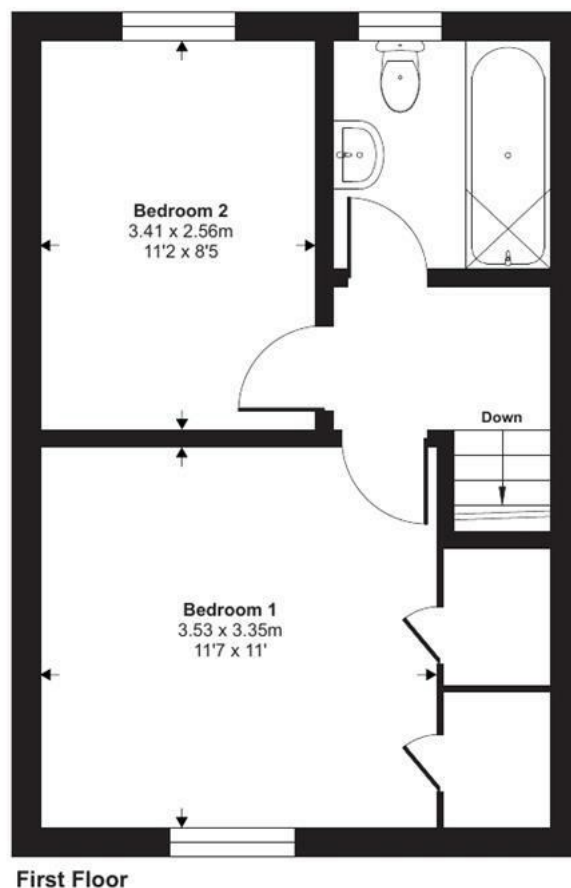
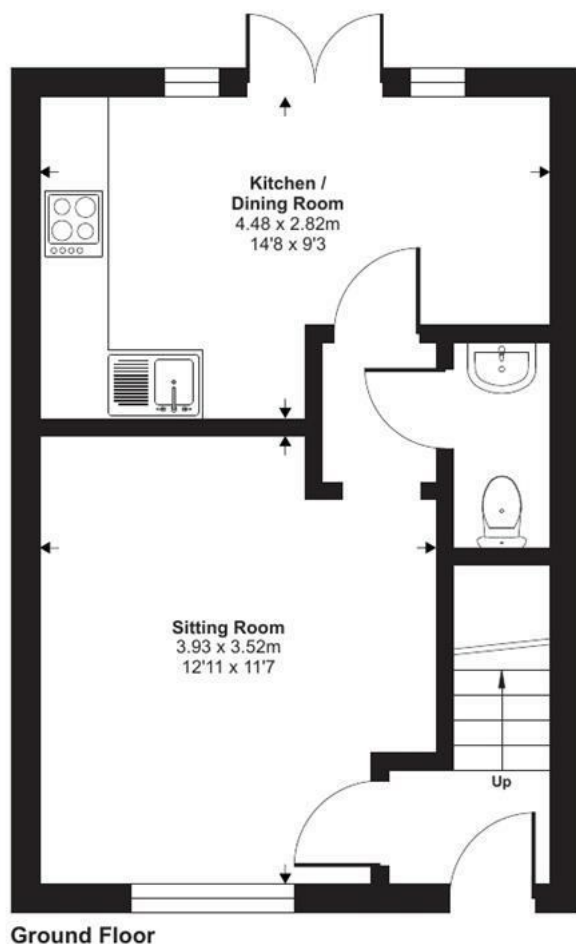
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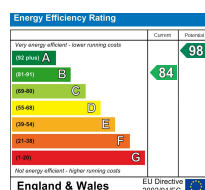
Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1287145

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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