STAGS



48 Long Field Road

48 Long Field Road, , Launceston, PL15 9FW







Town Centre 1.3 miles - Bude 20.5 miles - Plymouth 24.4 miles

A well presented end of terrace 3 bedroom home with 2 parking spaces and rear garden located on the edge of Launceston.

- Convenient Location
- P.V Solar panels
- 2 Parking Spaces
- 3 Bedrooms, 1 En-Suite
- Mains gas central heating
- Useful Side Access
- Enclosed Rear Garden With Shed
- Remainder of NHBC Warranty
- Freehold
- Council Tax Band C

Guide Price £229,950

SITUATION

The property is conveniently located within easy reach of the A30 and approximately 1 mile from the town centre. Launceston offers a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors', dentists', veterinary surgeries and educational facilities. There is a well-equipped leisure centre and two testing 18-hole golf courses nearby, along with numerous sporting and social clubs. The A30 trunk road links the Cathedral Cities of Exeter and Truro, with the popular North Cornish coast approximately 18 miles away.

DESCRIPTION

A well presented three bedroom end of terrace property, situated within a popular residential development on the outskirts of Launceston. The property offers well proportioned accommodation ideally suited to first time buyers, couples and families alike, with the benefit of two off-road parking spaces and an enclosed rear garden. A very economical house to run, with an array of P.V panels and and EPC rating of B.

ACCOMMODATION

An entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and a useful understairs storage cupboard. The sitting room is positioned to the front of the property, enjoying a front facing window allowing in plenty of natural light and ample space for seating and entertaining. To the rear, the kitchen/dining room offers a generous and sociable space, fitted with a range of kitchen units, integrated appliances and tiled splashbacks. There is space and plumbing for additional white goods, whilst French doors open directly onto the rear garden. A ground floor cloakroom is also conveniently positioned off the entrance hall.

On the first floor are three well proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and built in wardrobes. Bedrooms two and three enjoy pleasant outlooks towards the rear with bedroom two again having built in wardrobes. The family bathroom serves the remaining bedrooms and comprises a WC, wash basin and bath with shower over.

All windows are Upvc double glazed, there is mains gas central heating and P/V panels included in the sale.

OUTSIDE

The property benefits from two generous off road parking spaces with pedestrian access to the rear of the property The enclosed garden is accessed via the French doors from the kitchen/dining room or through a useful side access pathway. The garden is predominantly laid to lawn, with raised flower beds providing established areas for planting and a garden shed offering useful external storage.

SERVICES & ADDITIONAL INFORMATION

Mains water, drainage, electricity and gas. Please note the agents have not inspected or tested these services. Broadband availability: Ultrafast and standard ADSL. Mobile signal: Voice and data availability varies (Ofcom). The property is sold subject to all local authority charges. We understand from the vendor that the annual service charge for the maintenance and upkeep of communal areas is approximately £187 per annum as of Dec 2025.

VIEWINGS

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

DIRECTIONS

From Stags Launceston office, head along Western Road and take the A30 slip road signposted to Okehampton, Callington, Liskeard and Tavistock. After a short distance, take the first exit off towards Callington and at the end of the slip road, turn right. Continue to the roundabout and take the exit into the development and the property will be found on the right hand side towards the end of Long Field Road, identifiable by a Stags For Sale Board.

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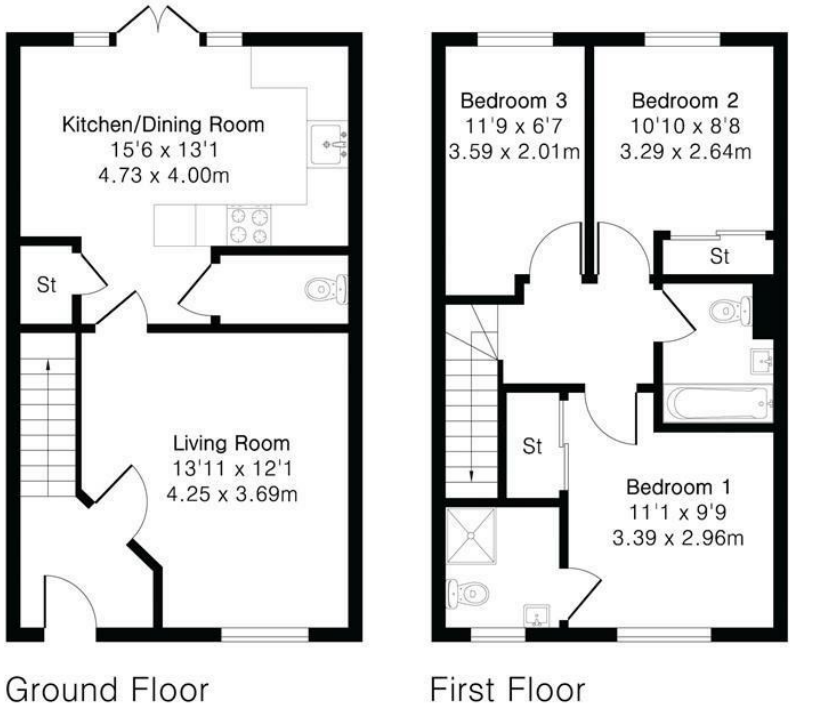




Approximate Gross Internal Area 854 sq ft - 80 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m



''For Identification only – Not to scale''

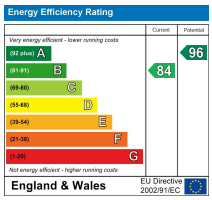
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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