



# Bluebell Way, Launceston

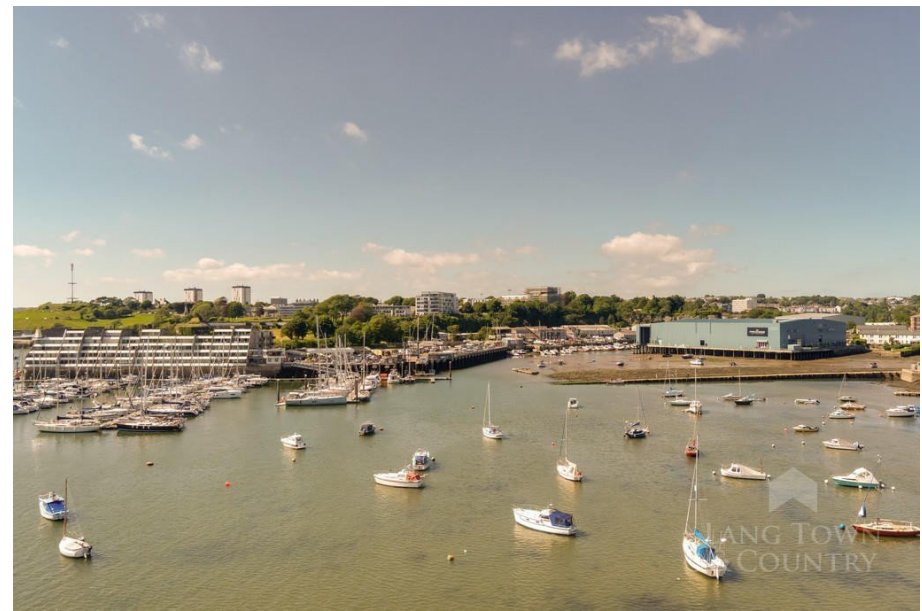
£500,000 - Leasehold

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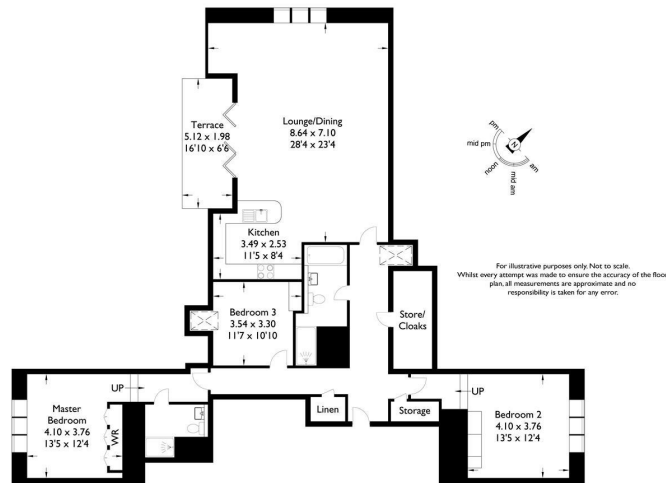
- Hosted Virtual Viewings
- Attractive Garden and Woodland Area
- First Time on the Market
- Detached Double Garage
- 4 Bedrooms, 3 Reception Rooms
- EPC Band D
- Stunning Outlook
- About 1 Acre In All

This unique and impressive property offers a substantial family home with commanding views across the Tamar Valley. 4 bedrooms, 3 reception rooms, attractive garden and woodland area. Double garage and stone outbuilding. First time on the market. EPC Band D. About 1 acre In all.



**303 North Wing**

Approximate Gross Internal Area : 153.63 sq m / 1653.65 sq ft  
 Total : 153.63 sq m / 1653.65 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		95
(81-91)	<b>B</b>	89	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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