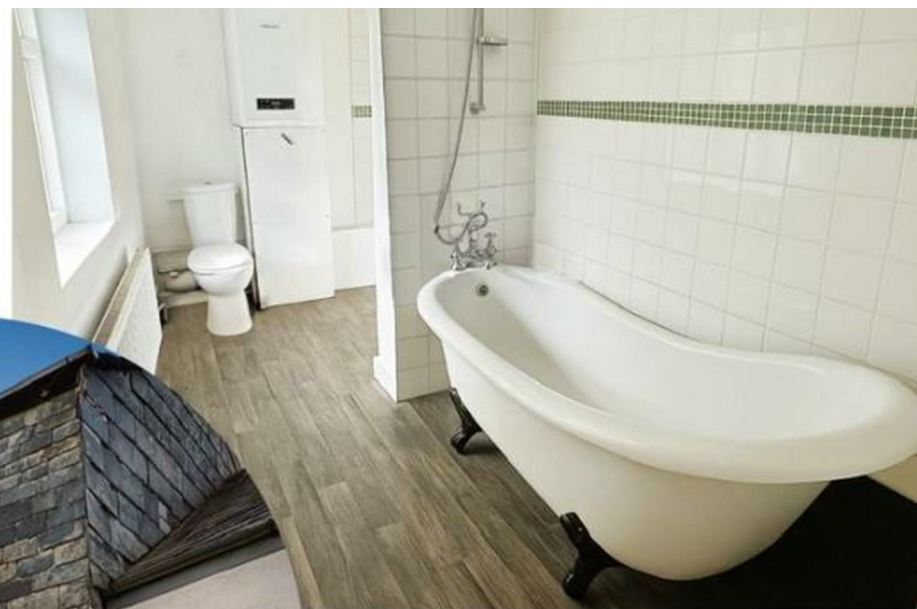
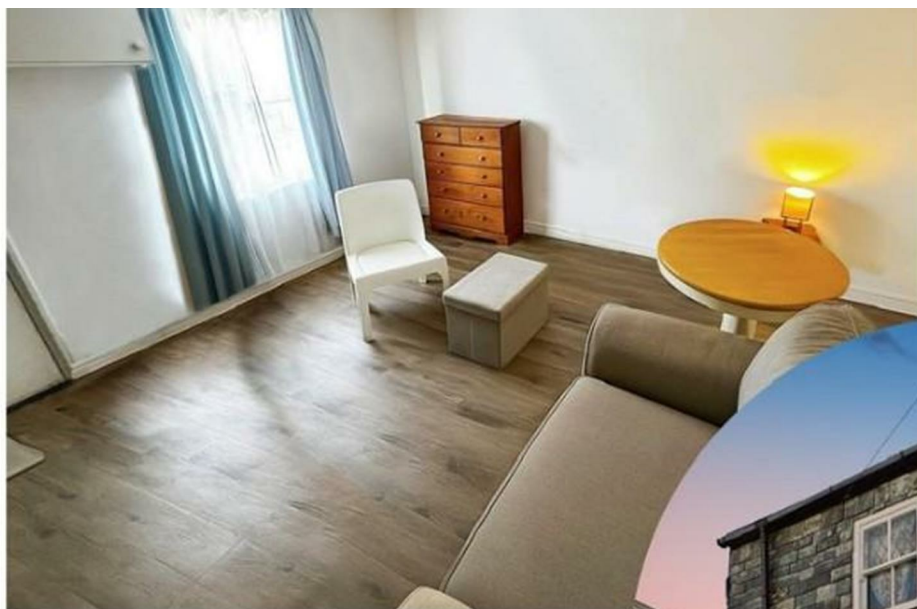
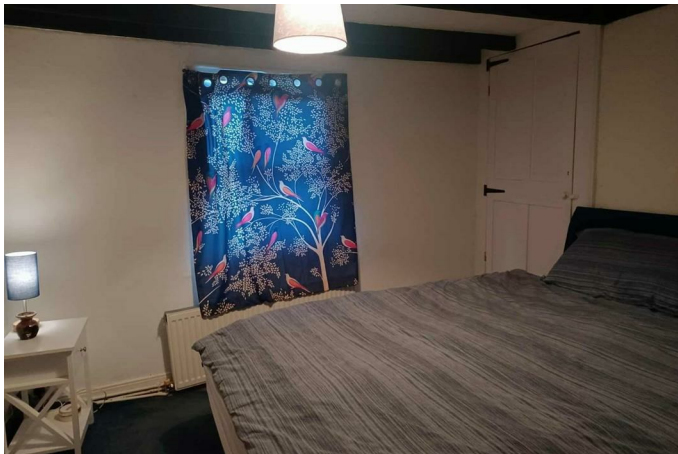




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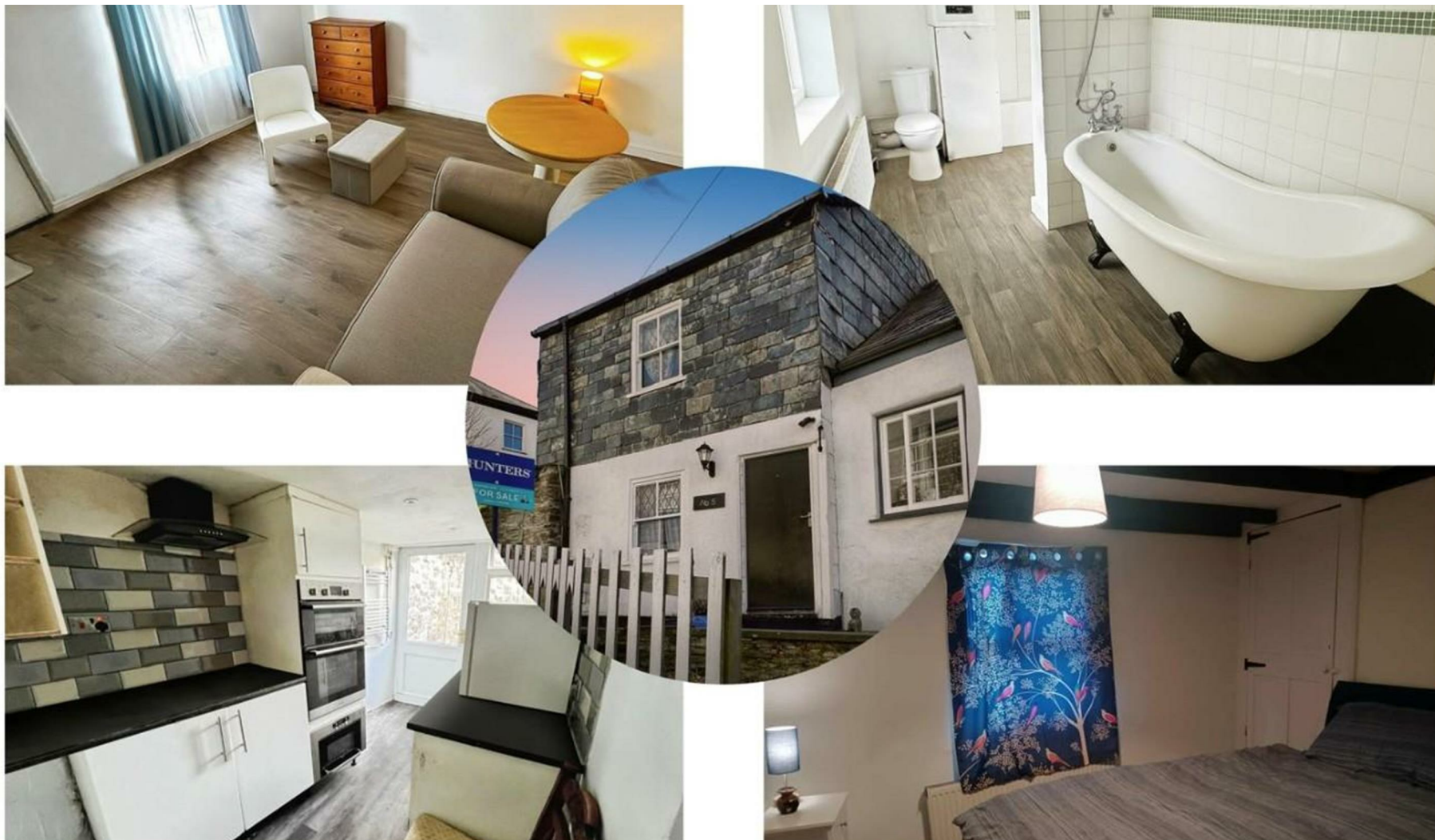
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Tucked away on a popular residential street close to Launceston’s historic town centre, this charming two-bedroom cottage is perfectly placed for easy access to the wonderful local shops, cafés, and amenities.

With its traditional box sash windows and part Cornish slate elevation, this home is full of character and makes a simply fabulous first impression. Inside the accommodation would benefit from updating and TLC throughout, and offers a cosy sitting room, kitchen, and two bedrooms each with built-in storage, plus a first-floor bathroom.

A bonus is the enclosed rear courtyard—rare for a home so close to the town centre, and perhaps perfect for those with children and pets. Set within a designated conservation area, this is a fantastic opportunity for a first home, Cornish retreat, or investment.

Location Launceston – Cornwall’s Historic Gateway	Bedroom 2 2.11m x 1.84m	and Vodafone have limited voice and data indoors at this address, whilst outdoors EE, Three, O2, and Vodafone likely have voice and data coverage. Mains electricity, water, and drainage
Steeped in history and brimming with character, Launceston is a town that proudly showcases its past while offering easy access to some of Cornwall and Devon’s most stunning landscapes. Dominated by its striking Norman castle, this former county capital is a treasure trove of historic architecture, from medieval ruins to grand Georgian facades.	Bathroom 3.52m x 2.01m narrowing to 1.73m	
	Useful Information/ Agents Notes We have been informed that the property features spray foam insulation in the loft, please discuss with your mortgage broker/lender before viewing, as lenders may not lend due to this.	
	The seller informs us that the heating system and certain appliances are not currently functioning correctly .	
	Local Authority: Cornwall Council Council Tax Band: Band A (with effect from 1 April 1993)	
Winding streets lead to an array of independent shops, traditional pubs, and cosy cafés, while the surrounding countryside offers scenic walking trails and rolling green landscapes. Positioned on the Cornwall-Devon border, Launceston is perfectly placed for exploring both counties, with the rugged beauty of Bodmin Moor to the west and the Tamar Valley’s Area of Outstanding Natural Beauty to the east. With excellent road links via the A30, this historic town provides a charming and well-connected base to enjoy the best of the South West.	Energy Performance Certificate: Rating 57 D, valid until 1 May 2034 (potential 79C) Construction: The seller believes the original part of the cottage is stone under a pitched roof, partially clad with slate tiles, with a later extension to the rear with a flat roof. Conservation Area: Yes On Cornwall Council Interactive Maps, the property is indicated to be grade 2 listed. This does not seem to correlate with data from Historic England. Awaiting clarification on this. Broadband: Our seller does not have broadband at the property. Ofcom Broadband checker indicates superfast broadband with download speeds of up to 1000 mbps might be available at this address. Cell Coverage: Ofcom Mobile Checker indicates EE, Three,	
Approximate Room Measurements Living Room 4.72m x 4.31m narrowing to 3.48m		
Kitchen 3.49m x 2.00m narrowing to 1.66m		
First Floor		
Bedroom 1 3.19m x 3.42m narrowing to 2.58m plus wardrobes		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Prospective purchasers should make their own enquiries and investigations, and are advised to instruct their own solicitors, surveyors, and other relevant professionals to verify the details and ensure the property meets their requirements.

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| westcornwall@hunters.com

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