



Westgate Street  
Launceston  
Cornwall  
PL15 7AB

£130,000 Leasehold

- SPACIOUS QUIRKY MAISONETTE
- 3 BEDROOMS
- SHORT WALK OF TOWN CENTRE
- IMMACULATEDLY PRESENTED
- NIGHT STORAGE & ELECTRIC HEATING
- LOBBY/UTILITY AREA
- LUCRATIVE INVESTMENT AIRBNB OR 5.5% YIELD
- NO ONWARD CHAIN
- MOTIVATED SELLER
- GRADE 2 LISTED



Tenure - Leasehold

Council Tax Band - A

Floor Area - 990.00 sq ft



Offered with no onward chain, this characterful Maisonette has been carefully loved by the current vendor and is immaculately and tastefully presented. The quirky accommodation is arranged over three floors and briefly comprises; Entrance Vestibule providing space as utility area, with plumbing for a washing and ample space for recycling boxes, inner lobby with stairs rising to the first floor, boasting a useful double built-in storage cupboard, galleried balustrading and featured stained glass window from the kitchen/breakfast room, which is tastefully decorated and presented with a delightful breakfast area. There is a light and airy lounge/dining room with two original sash windows overlooking Westgate Street, on this floor are 2 double bedrooms and a wc. Stairs rise up to the second floor quirky bathroom with a traditional style suite including a bath with shower over, exposed 'A' frame timbers and velux window, giving access to the 3rd bedroom with exposed timbers and velux windows, one enjoying a direct view of Launceston Castle. This room has extensive walk-in loft space also housing the recently installed hot water cylinder. If you are looking for either a first home or investment opportunity, we have been informed by our Lettings Department that a rental figure of £700-750pcm could be achieved. With a long lease, 981 years remaining.

#### Location

Located within a very short walk of the town centre, everything you need is close to hand, including banks, post office, shops, cafes, even the park and Castle grounds. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The town's skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. This property enjoys a view toward the Castle. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses and Roadford Lake Country Park where visitors can fish, sail, windsurf, cycle, row, kayak and camp. Shopping is excellent

with plenty of big names alongside quirky independent shops, with a Marks and Spencer Food Hall, Tesco, Iceland, Argos and Pets at Home, to name a few. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

#### The Accommodation

(measurements are approximate)

#### Communal Hallway

The entrance door from the road is shared with one neighbour. Leading to;

#### Entrance Vestibule

Door to lobby with space and plumbing for washing machine, stairs rising to;

#### First Floor Landing

Large built-in storage cupboard. Doors to;

#### Kitchen/Breakfast Room

16'11" x 5'6" max. (5.16m x 1.68m max.)

Window to breakfast area. Stained glass window back to stairwell. Range of timber fronted units under roll edge worksurfaces and single drainer sink unit. Tiled splashback to walls. Space for white goods. Night storage heater.

#### Lounge/Dining Room

20'0" x 9'2" maximum. (6.1 x 2.8m maximum.)

Double aspect sash windows. Built-in storage cupboards. Night storage heater.

#### Cloakroom

4'0" x 2'9" (1.22m x 0.84m)

Low level WC.

#### Bedroom 1

15'10" 9'8" max. (4.83m 2.97m max.)

Sash window. Electric panel heater.



### Bedroom 2

12'4" x 9'10" max (3.76m x 3.0m max)  
Sash Window. Electric panel heater.

### Second Floor

Stairs from the first floor rise to;

### Bathroom

12'0" x 11'6" max. (3.68m x 3.53m max. )  
Some restricted head height, exposed 'A' frames. Sky light.  
Attractive cottage style suite comprising bath with antique shower and mixer tap. Pedestal wash hand basin and low level wc. Tiled splashback to water sensitive areas. Door leads through to;

### Bedroom 3 / Study

12'4" x 9'8" max. (3.76m x 2.97m max.)  
Some restricted head height. Door giving access to the LOFT space housing hot water cylinder. Sky light. Electric panel heater.

### Services

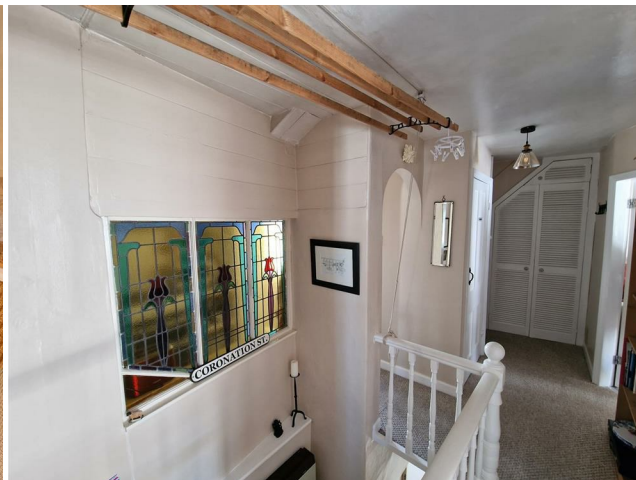
Mains electricity, mains drainage and mains water.

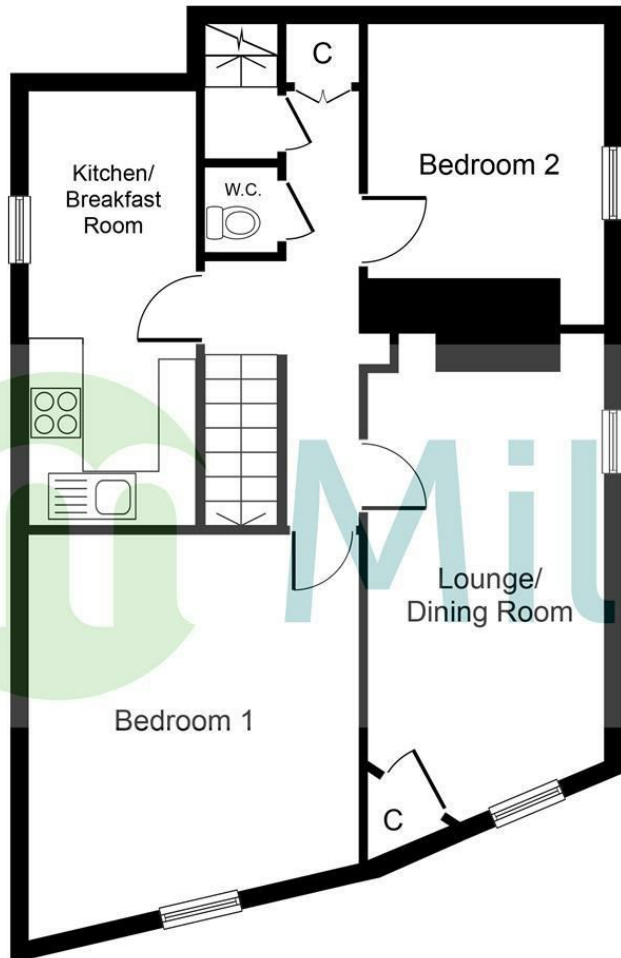
### Tenure

Leasehold. 999 years granted in 2005, 981 years remaining.  
No ground rent payable. The vendor is responsible for 50% of any roof repairs and buildings insurance. Our Lettings Department have confirmed that the approximate rental value is in the region of £650pcm. Contact us to speak to our Lettings Department about the professional services we can offer tailored to your requirements.

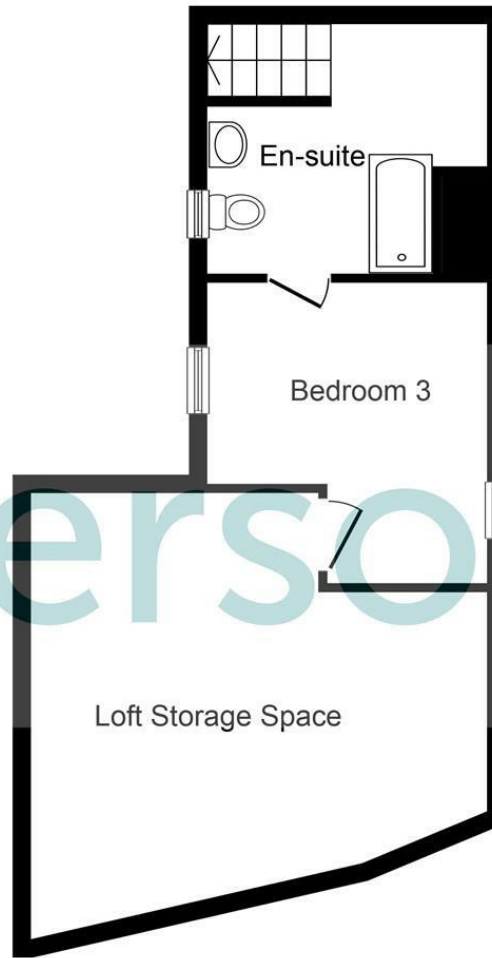
### Local Authority

Cornwall Council. Council Tax Band A.





First Floor



Second Floor

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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## Directions To Property

From the town centre proceed along Westgate Street, passing the Post Office and at the end of the road bare right and then on the right hand side between Blades Hair Salon and the Chinese Takeaway the entrance to the Maisonette will be found.  
[What3Words.com/player.wings](http://What3Words.com/player.wings).

## Contact Us

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

