



Western Road
Launceston
PL15 7BJ

Guide Price £220,000

- STUNNING PENTHOUSE APARTMENT
- 3 DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- EN SUITE TO MASTER BEDROOM
- UNDERFLOOR HEATING
- LUXURY BATHROOM WITH JACUZZI
- 2 ALLOCATED PARKING SPACES
- SHORT WALK OF AMENITIES
- LIFT ACCESS IF NEEDED
- MUST BE VIEWED TO BE APPRECIATED



Tenure - Leasehold

Council Tax Band - B

Floor Area - 1087.15 sq ft



DESCRIPTION

Having been well cared for and now beautifully presented by the current vendor, this is an unusual opportunity to acquire a top floor Penthouse Apartment, available on the open market for the first time since 2015. Situated in this desirable block of apartments within a very short walk of a convenience store and a few minutes walk from the town centre. The apartments here at Dowr Close are known for their well kept communal areas and convenient lift access if needed. No age restriction applies and the apartment comes with two allocated parking spaces. The accommodation in brief, which is upvc double glazed and mains gas fired underfloor heating, comprises; Entrance hall with arched inner hall leading to a large lounge, with contemporary modern colour changing electric fire, a well equipped kitchen/diner offers a comprehensive range of wall and base units with granite worktops. There 3 bedrooms, the master boasts an en suite shower room, 2 further bedrooms, one is currently used as a dressing room, together with a luxury bathroom fitted with a shower cubicle and jacuzzi bath. The apartment enjoys rooftop views from some rooms and is light and airy throughout.

LOCATION

Dowr Close is located within a short walk of the town centre. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns 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 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, 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. From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Okehampton, Gunnislake and Liskeard, being approximately 18, 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION

(all measurements are approximate) Some restricted head height.

COMMUNAL ENTRANCE LOBBY

Secure entry door with code. Pidgeon holes. Entrance to lift. Stairs rising to all floors.

ENTRANCE HALL

Velux roof light. Room thermostat for underfloor heating in each room. Intercom unit for front entrance. Arched inner lobby leading to;

LOUNGE

15'6" x 14'9" max. (4.74m x 4.52m max.)
3 velux roof lights. Superb spacious room with electric contemporary colour changing fire. Intercom handset for front access. TV and Telephone points. Overhead storage cupboard.

KITCHEN/BREAKFAST ROOM

14'4" x 10'4" max. (4.38m x 3.16m max.)
Arched double glazed window to rear with town rooftop views and velux roof light. Attractively fitted with range of wood fronted wall and base units with granite worktops and tiled splashback incorporating 1.5 bowl sink unit, 4 ring Hotpoint gas hob with Neff canopy extractor over. Integrated Hotpoint dishwasher, newly installed in 2023. Recessed space for fridge freezer and washer dryer. Built in Hotpoint electric oven. Wall mounted cupboard housing Baxi mains gas fired COMBINATION BOILER supplying the underfloor heating. TV point.

MASTER BEDROOM SUITE

16'8" x 10'4" plus door recess. (5.10m x 3.17m plus door recess.)
2 Velux roof lights. Double built in storage cupboards with shelving. TV and Telephone point. Further storage cupboard. Door to;

EN SUITE SHOWER ROOM

7'3" x 6'4" max. (2.23m x 1.95m max.)
Arched double glazed window to rear with rooftop views. White suite comprising shower cubicle with mains fed shower. Low level wc and pedestal wash hand basin. Shaver point. Chrome heated towel rail. Extractor fan. Wall mounted storage cupboards. Fully tiled walls.

BEDROOM 2

10'9" x 10'2" (3.28m x 3.10m)
Velux roof light. Telephone and TV point.



BEDROOM 3

9'1" x 7'8" (2.77m x 2.36m)

Velux roof light enjoying town views. TV and Telephone point. This room is currently used as a dressing room.

LUXURY BATHROOM

9'0" x 7'1" (2.76m x 2.16m)

Velux roof light with views. Luxury suite with shower cubicle and mains fed shower over. King Jacuzzi spa bath with central mixer tap. Pedestal wash hand basin and low level wc. Mirrored medicine cabinet, shaver point. Fully tiled walls. Chrome heated towel rail.

OUTSIDE

The Apartment benefits 2 allocated parking spaces. One is located at the front of the building and one to the rear. There is visitor only parking provided.

SERVICES

Mains water, gas, electricity and drainage. Fibre Broadband.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band B.

TENURE

Leasehold. A 999 year lease was granted in 2006, with 981 years remaining. Maintenance charges are currently £100 per month including building insurance.



Directions To Property

///What3words: ecologist.flamed.climate.

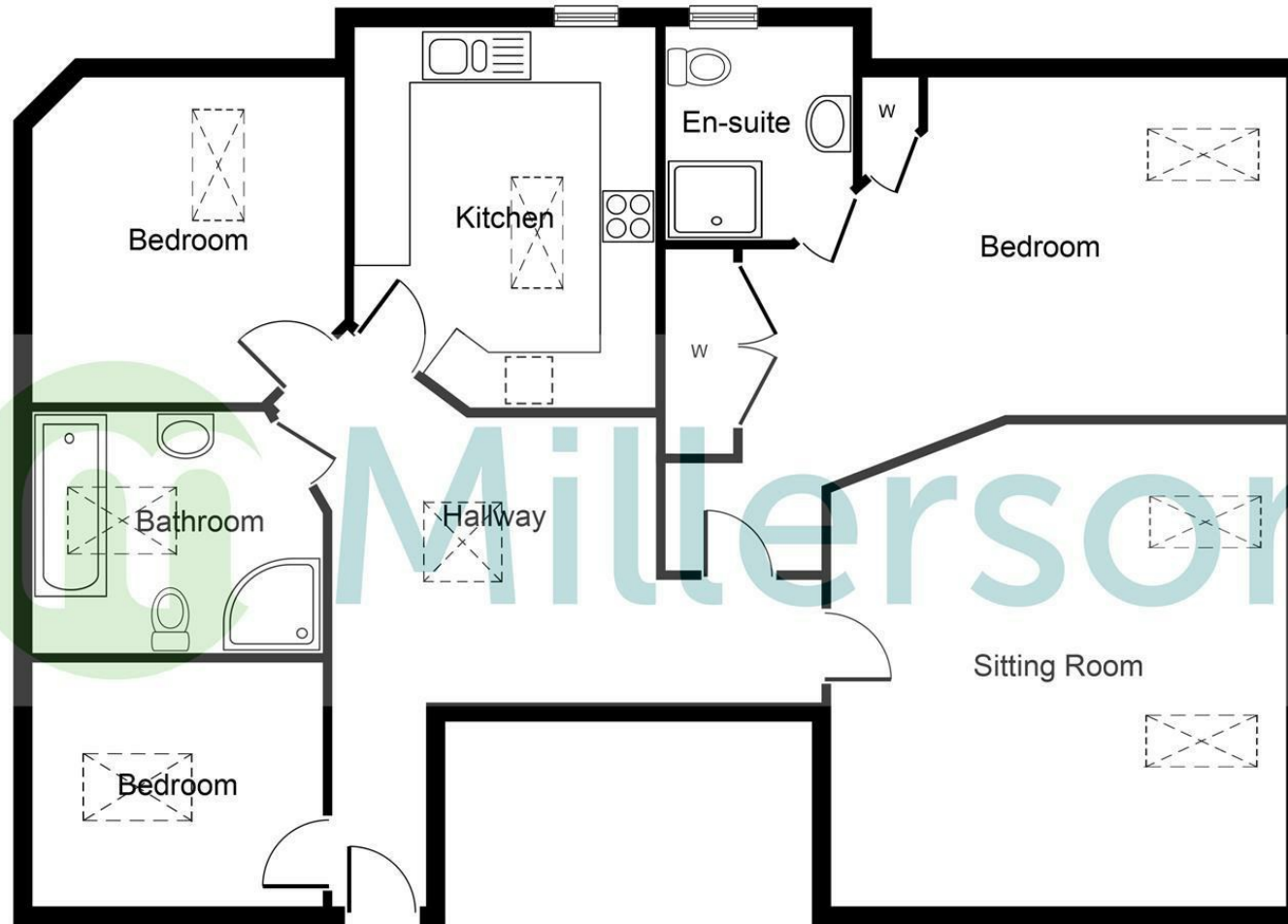
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Valuation Request



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