



Tredewi



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Shilson Terrace, Launceston, Cornwall PL15 9AP

Launceston Town 0.2 mile (walking) - North Cornish Coast 17 miles - Exeter 42 miles

A detached house in a prominent and elevated position within the town with stunning and far reaching rural views

- Detached House
- Stunning Rural Views
- Private and Enclosed Rear Garden
- Former Garage
- Tenure: Freehold
- Versatile Accommodation
- Off Road Parking
- Sun Terrace
- 3 Bedrooms
- Council Tax Band: D

Guide Price £450,000

SITUATION

The property is tucked away off Windmill Hill in a convenient location, less than a 1/4 of a mile from the historic market town of Launceston. The town has numerous shops, supermarkets, M&S Food Hall, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and educational facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter.

DESCRIPTION

A well presented and spacious house, offering flexible and versatile accommodation with additional space on the ground floor that could be incorporated into the property for those with an independent or dependent relative. The accommodation and services has been updated and upgraded over the last 15 years since our sellers have owned since new and the inverted accommodation takes advantage of the stunning panoramic views.



ACCOMMODATION

From the ground floor entrance, the former garage and additional space that has been created, offers further potential to incorporate within the accommodation. There is access into this via the doors at the front, or via sliding doors to the garage/gym. Through into the main hallway, there are 3 double bedrooms. Bedroom 1 has French doors to the rear garden, whilst bedrooms 2 and 3 share a jack and jill shower room. There is a family bathroom fitted with a jacuzzi bath, WC and contemporary wash hand basin.

The first floor takes advantage of the stunning panoramic views and towards Launceston Castle, with the sitting room having a large double glazed window at the front. The kitchen has been updated in March '23 with new units and work surfaces, with an integrated electric oven, gas hob and extractor fan. There is space and plumbing for a dishwasher, along with freestanding space for a fridge freezer. The utility houses the boiler, washing machine and has an additional shower cubicle with a rainfall shower. The dining room lends itself as an additional 4th bedroom and doors from the sitting room open out onto the sun terrace.

OUTSIDE

A private driveway at the front of the property offers space for 2 vehicles. There is a lean to storage shed to one side, with access on foot to the rear garden. The garden is currently laid mainly to gravel and former vegetable plots, is completely enclosed, private and south facing. The sun terrace offers a private space at the rear to enjoy some of the views towards Launceston Castle and beyond.

VIEWINGS

Viewings strictly by prior appointment with the vendor's sole appointed agents, Stags.

SERVICES

Mains water, electricity and drainage. Mains gas central heating and double glazed throughout. Please note the agents have not inspected or tested these services.

DIRECTIONS

From Pennygillam roundabout, proceed towards the town centre and turn right at the first traffic lights signposted Launceston Leisure Centre. Continue onto Woburn Road and follow this road through Dunheved Fields for approximately 650m and with the rear entrance to Launceston College on the right, turn right towards Phoenix Leisure Centre and immediately turn left, proceeding up Windmill Hill. At the top of the hill, head down towards the town centre passing the primary school on the righthand side and take the entrance on the left into a private drive for Windmill Terrace. Continue along this lane, bearing left after approx. 100m and continue where the property will be at the end of this lane.

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AGENTS NOTE

1) It is recommended to follow the directions and approach from the top of Windmill Hill in Launceston due to the angle of the driveway onto Windmill Terrace.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	88
EU Directive 2002/91/EC			

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