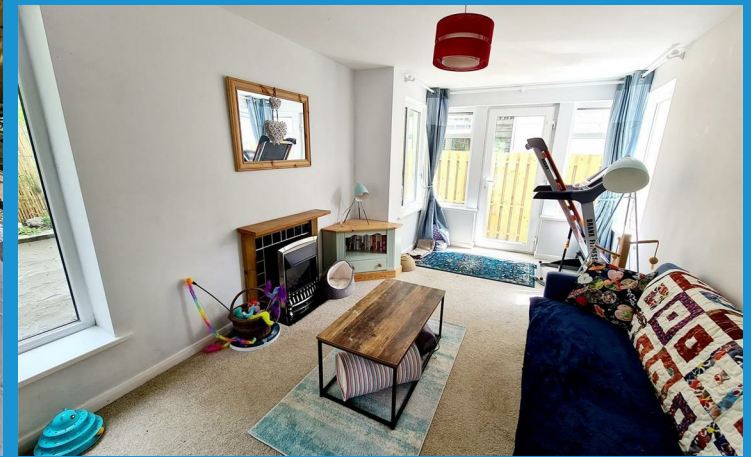




1 Troodes Mill, Riverside  
Launceston | Cornwall



Town • Country • Coast



Attractive ground floor "garden apartment" with 2 bedrooms featuring enclosed GARDENS and allocated PARKING. The property offers light and airy open plan reception space opening out to one of the private garden areas. The property is found in excellent condition with the added benefit of private off road parking and views and can be found on the edge of town in a tucked away location.

You enter the property into a hallway with a door to a useful storage cupboard. To the rear is a triple aspect open plan reception space with a kitchen area to one side and 2 doors out to the garden. The kitchen area has a range of modern eye and base level units with integrated appliances, beyond the kitchen area are French doors out to the garden. The sitting/dining area is dual aspect with a window overlooking the nearby church and further windows and a door overlooking the second garden area.

Leading off the hallway are 2 double bedroom both of which share a modern shower room with a matching 3 piece suite including a separate shower enclosure. Tucked away to one corner is space and plumbing for a washing machine. Adjoining the property is an enclosed garden area perfect for enjoying some fresh air! The garden has plenty of space for pot plants and a perfect area to sit out in. Beyond here is a pedestrian gate out to the parking space, a garden shed and summerhouse. A view is enjoyed towards the nearby church creating a peaceful backdrop. A path leads around the property to a smaller second garden laid to chippings with a path to another gate out to the street.



### Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as “the gateway to Cornwall” Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

### Directions

The postal code for the property is PL15 8WH. From the town centre, proceed towards Bude on St Thomas Road and drop down the hill, through the traffic lights and take the left hand turning. Follow this road along by the river and past the bowling club, taking a left hand turning back on yourself and the property can be seen on the left hand side.

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## Entrance Hallway

## Living Room

23'6" max x 9'6" (7.18m max x 2.90m)

## Kitchen Area

7'11" x 5'8" (2.42m x 1.75m)

## Shower Room

7'10" x 5'6" (2.39m x 1.70m)

## Bedroom 1

11'1" x 9'1" (3.38m x 2.79m)

## Bedroom 2

9'10" max x 9'9" (3.00m max x 2.99m)

## Services

Mains electricity, gas, water & drainage.  
Council Tax Band A.

## Agents Note

The property is a Leasehold property, and the Lease has a remainder of 999 years from 2014.

There are no service charges or leasehold charges to pay with this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>	79	79
	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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