



Ferndale Terrace  
Western Road | Launceston

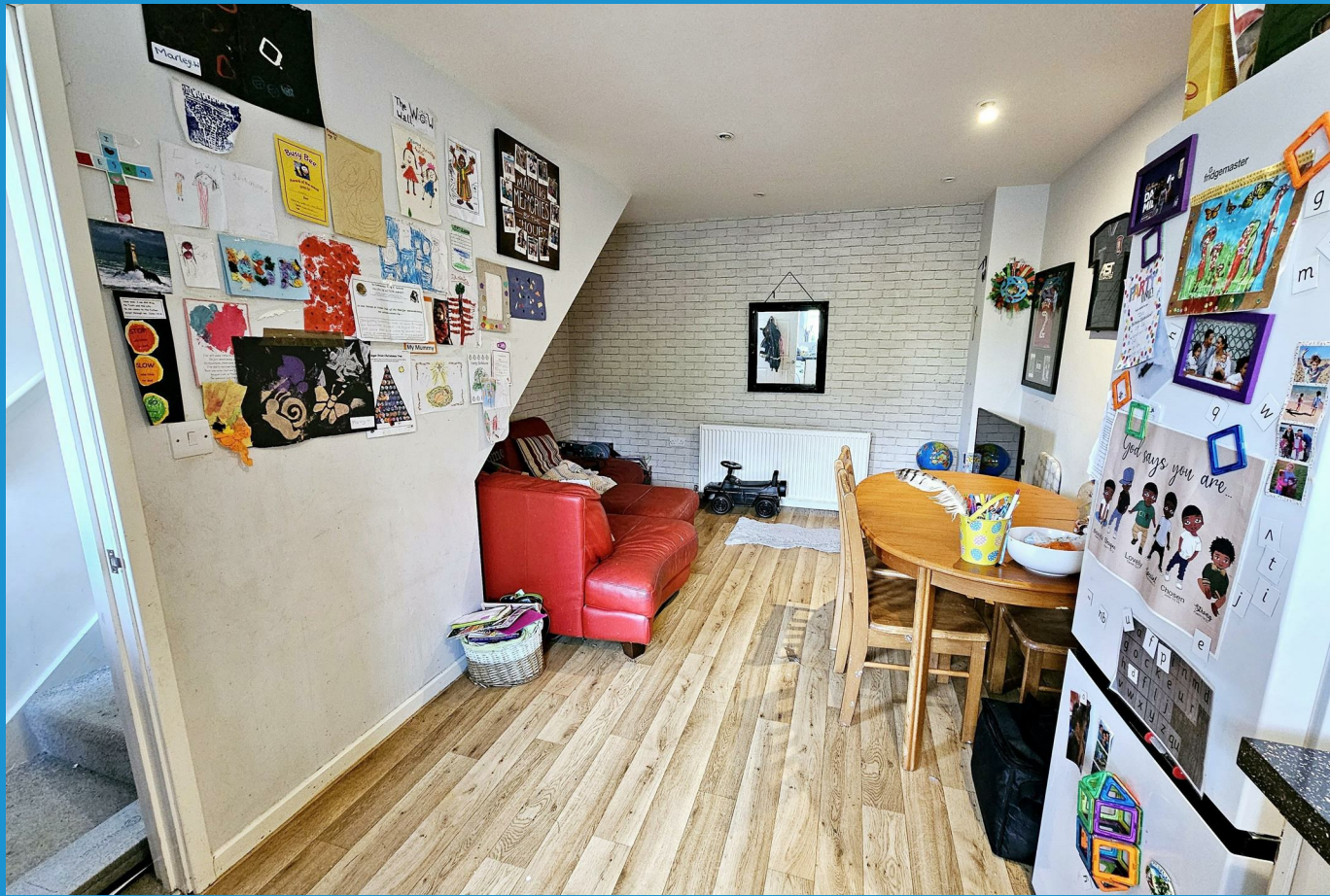




A spacious 3/4 bedroom modern property situated in a peaceful spot on the edge of the town with accommodation arranged over 3 floors and lovely views across the surrounding countryside. The property features an enclosed garden at the rear and mod cons including gas central heating and double glazed windows.

The property is accessed via the front on the ground floor where there is the front bedroom which could also be used as a home office or hobbies room, cloakroom and the living room which is currently used as a further bedroom and takes full advantage of the views. Steps lead to the first floor where there are 2 further good sized bedrooms with the back bedroom again enjoying the country outlook alongside the bathroom. On the lower ground floor there is an open-plan kitchen and living room with a rear window and door leading to the garden from the lower ground floor hallway. The garden features a patio and astro grass with a gate at the rear providing rear access for bins, etc.





## 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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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## Entrance Hallway

### Bedroom 3

10'0" x 8'6" (3.05m x 2.61m)

### Living Room/Bedroom 4

13'3" x 8'7" (4.04m x 2.62m)

### W/C

4'9" x 3'1" (1.47m x 0.96m)

## First Floor Landing

### Bedroom 1

9'10" x 8'6" (3.02m x 2.61m)

### Bedroom 2

11'10" x 8'2" (3.63m x 2.51m)

### Bathroom

7'3" x 5'4" max (2.21m x 1.65m max)

## Lower Ground Floor

### Kitchen/Breakfast Room

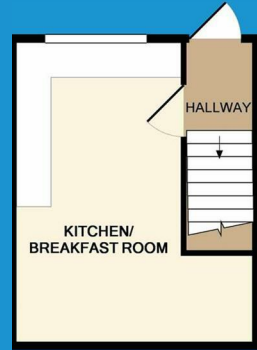
19'11" x 8'7" (6.09m x 2.64m)

## Services

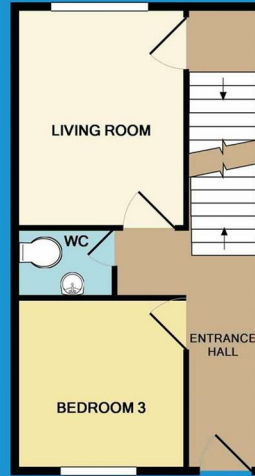
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

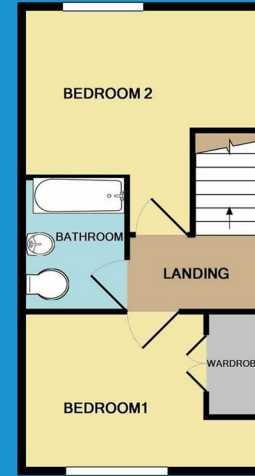
Council Tax Band C.



Basement Level



Ground Floor



First Floor



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