



Higher Cleaverfield
Launceston | Cornwall



Town • Country • Coast



Enjoying a view towards the Norman castle and over the Kensey Valley is this end of terrace period cottage. The property has 2 double bedrooms and an enclosed front garden.

You enter the cottage into a front porch perfect for shoes and coats. A door opens into the front aspect sitting/dining room. The dining is front aspect with a view over the front garden. Towards the rear of this room is the sitting area and staircase to the first floor. The kitchen is rear aspect with a range of modern eye and base level units with an integrated oven and hob. There is plenty of worktop space and door out to the side path.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom has an elevated view towards the castle and nearby open countryside. There is plenty of room for a double bed and furniture. Bedroom 2 is rear aspect and another rear aspect room with a view through a nearby hedge towards an open field. The family bathroom has a matching suite including a shower over the bath.

The cottage is approached via a shared pathway to the pedestrian gate into the front garden. In front of the property is an enclosed garden with an area of lawn plus a flower bed and an outside seating area perfect for the summertime. A path leads down the side of the property to a shared lane at the rear. This cottage has the added benefit of no right of way across the garden. Although the property has no private parking there is ample on street parking opposite the cottage.



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, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode of the property is PL15 8EB. What Three Words are 'biggest.seriously.neater' this will take you directly to the property. From the town centre, proceed out of town via St Thomas Road and through Newport and at the roundabout turn right. Continue to the next roundabout by Spar and go straight over and on to Dutton Road where the cottage can be found in an elevated position behind the stone wall on the left hand side with parking generally available across the road.

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Entrance Porch
5'4" x 4'4" (1.65m x 1.33m)

Living Room
17'6" max x 9'3" (5.34m max x 2.82m)

Kitchen
11'2" x 6'5" (3.42m x 1.96m)

First Floor Landing

Bedroom1
10'4" x 9'2" (3.16m x 2.81m)

Bedroom 2
10'2" x 6'5" (3.12m x 1.97m)

Bathroom
7'1" x 5'2" (2.16m x 1.60m)

Services
Mains Electricity, Water and Drainage
Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		48	
(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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