



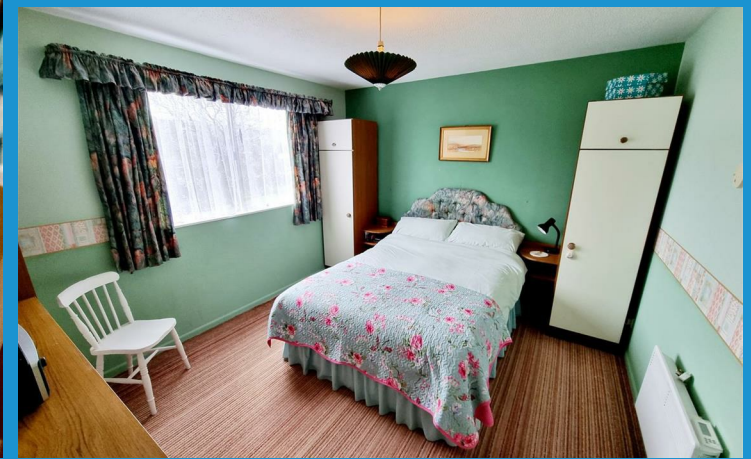
Prince Philip Road

Launceston | Cornwall



Town • Country • Coast





Adjoining open countryside and enjoying a view towards the Norman Castle is this 3 bedroom semi detached house requiring TLC but with scope to extend (STP). The property has gardens to 3 sides and a private off road parking space.

You enter the property into a hallway with a large WC and staircase to the first floor. The sitting/dining room is dual aspect with a large picture window overlooking the castle. The dining area has a window overlooking the garden. This reception is partially divided with a floor to ceiling fitted display unit. Alternatively this could be removed to create one large open space. The kitchen has a range of white eye and base level units leaving space for white goods.

On the first floor are 3 bedroom's in total comprising of 2 double's and 1 large single. The master bedroom has a fantastic elevated view towards the castle and over the Kensey valley. Bedroom 2 is a rear aspect double with a view over the garden. All 3 bedroom's share the family bathroom which has a match 3 piece suite including a shower over the bath.

In front of the property is a private off road parking space for 1/2 cars. Steps leads up to the front garden which has an area of lawn. The lawn continues down the side of the property where a patio area is found that is against a mature hedgerow. Beyond here is an area of artificial grass with green house. The rear gardens has steps leading through an area of lawn with mature trees and shrubs. A pedestrian gate opens onto a shared path leading to a communal parking area to the rear of the property. Adjoining the property are 2 useful block built sheds perfect for storage and recycling.





### 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.

### Directions

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**Entrance Porch**

**W/C**  
5'7" x 4'10" (1.71m x 1.48m)

**Sitting Room**  
21'3" x 11'5" (6.50m x 3.50m)

**Kitchen**  
9'9" x 9'6" (2.99m x 2.90m)

**First Floor Landing**

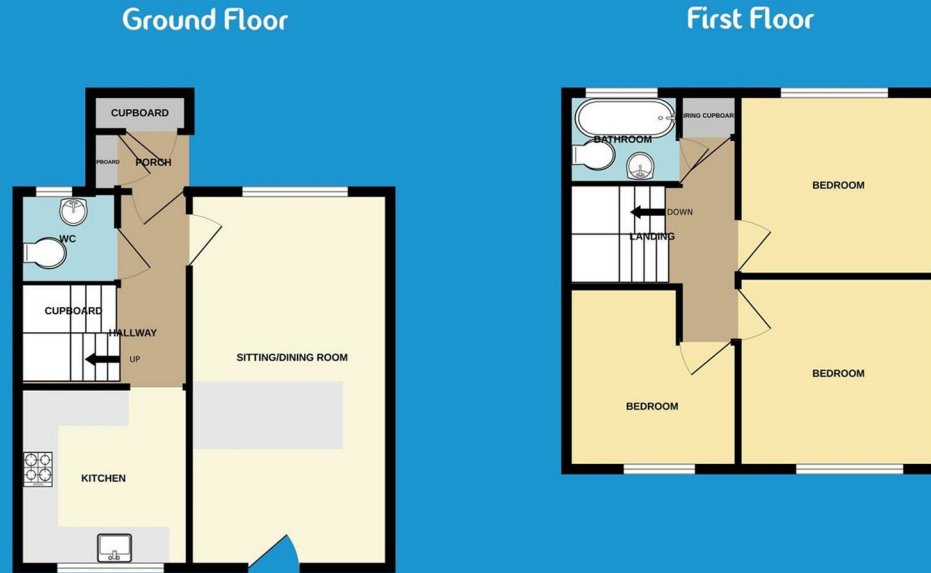
**Bedroom 1**  
11'5" x 10'9" (3.50m x 3.28m)

**Bedroom 2**  
11'5" x 10'5" (3.49m x 3.20m)

**Bedroom 3**  
9'9" narrowing to 4'9" x 9'6"  
narrowing to 6'7" (2.98m narrowing to  
1.47m x 2.91m narrowing to 2.01)

**Bathroom**  
6'6" x 5'6" (1.99m x 1.68m)

**Services**  
Mains Electricity, Water and Drainage.  
Electric Storage Heating.  
Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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>	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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