



Kensey View  
Launceston | Cornwall



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A charming end of terraced cottage which has been fully refurbished through to include a fantastic refitted kitchen and a superb newly created first floor bathroom with shower. Outside is an enclosed courtyard style garden with some wonderful views.

You enter the cottage into a small hallway that opens into a front and rear aspect sitting/dining room with a character fireplace to one side housing a multi fuel wood burner. A door gives access to under stairs storage cupboard with plumbing for a washing machine. A further door takes you into the large refitted kitchen with an extensive range of modern eye and base level units including a range of integrated appliances including a hot water tap. Beyond here is the rear door out to the garden and a ground floor W/C.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is front aspect and has a large built in wardrobe. Bedroom 2 is rear aspect double with a view towards nearby open countryside. The family bathroom has been fully refitted to include a full size bath and a separate double shower enclosure.

In front of the property is a small garden and dry stone wall with steps up to the front door. A shared pathway offers access to a pedestrian gate into the rear garden which is fully enclosed to all sides. The garden has a large area of paving ideal for outside dining. To one side is a flower border and a detached garden shed. The garden enjoys views towards Dartmoor and nearby open countryside. In front of the property is unrestricted on road parking.





## Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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.

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Entrance Hallway

Sitting Room  
20'7" x 14'2" (6.28m x 4.32m)

Kitchen  
12'2" x 9'11" (3.72m x 3.04)

W/C  
6'1" x 2'11" (1.87m x 0.90m)

First Floor Landing

Bedroom 1  
12'11" x 9'3" (3.96m x 2.84m)

Wardrobe  
5'4" x 2'9" (1.64m x 0.84m)

Bedroom 2  
8'6" x 8'5" (2.61m x 2.59m)

Bathroom  
11'3" x 8'0" (3.44m x 2.44m)

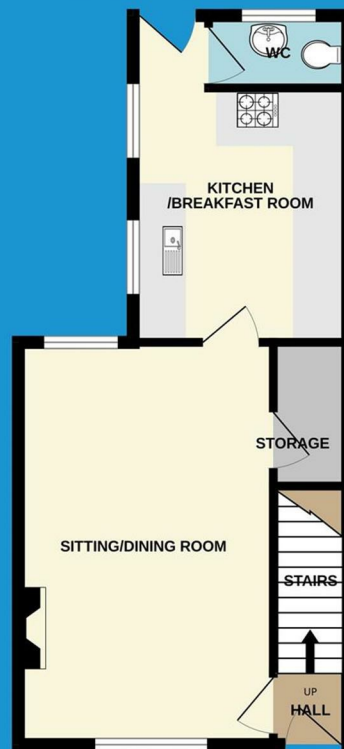
Services

Mains Gas, Electricity, Water and Drainage.

Mains Gas Central Heating.

Council Tax Band B.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D	57		
(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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