



Bounsalls Lane  
Launceston | Cornwall



Town • Country • Coast



Welcome to this charming 2 bedroom terraced cottage located on Bounsalls Lane in the popular market town of Launceston. This period (not listed) cottage boasts character and is well-presented, offering a cosy retreat for its future owners.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with an exposed wooden floor. To one side is an open fireplace (currently blocked off). Open plan access is given through to the modern kitchen with a range of modern eye and base level units with integrated appliances. A further door opens into the rear passageway perfect for storage and potentially utility area. To the corner is a ground floor W/C.

The cottage features two double bedrooms, ideal for a small family, a couple, or as a peaceful holiday retreat. The master bedroom is front aspect where bedroom 2 has french doors out to the rear garden. The cottage includes a first floor shower room which has been refitted in recent times.

The rear garden which is accessed from the first floor is a great size and has currently been landscaped with low maintenance gardening in mind. However there is tremendous scope for a purchaser to add their own stamp. At the top of the garden a view is enjoyed towards the castle. A separate shared path off windmill Hill provides a secondary access into the garden. Situated in a convenient location, this cottage provides easy access to local amenities. Although the cottage had no formal parking there is plenty of on street parking nearby in the town centre.



## 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.

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**Living Room**  
11'8" x 9'8" (3.57m x 2.96m )

**Kitchen**  
8'10" x 8'7" (2.70m x 2.62m )

**Rear Porch & W/C**

**First Floor Landing**

**Bedroom 1**  
10'7" max x 9'9" max (3.23m max x 2.98m max)

**Bedroom 2**  
8'11" x 6'11" (2.74m x 2.11m )  
plus alcove

**Shower Room**  
5'7" x 4'5" (1.71m x 1.36m)

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Gas Central Heating.  
Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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>	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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