



Bounsalls Lane  
Launceston | Cornwall



Town • Country • Coast



Located a stones throw away from the centre of Launceston is this well presented 3 bedroom terrace property with en-suite master bedroom. The property is complimented by an elevated generous garden enjoying spectacular views of Launceston Castle and surrounding town and countryside.

The entrance to the property brings you through into the sitting room where a doorway takes you through into the downstairs office providing the perfect place for working from home. The kitchen benefits from a range of eye and base level units as well all integral appliances. The kitchen leads through into the front aspect dining room where a feature gas fire provides a focal point in the room. A utility room takes you out to steps up to the garden and patio area. In addition, the property's garden is split level enjoying an enclosed, private patio area ideal for Al Fresco dining and a summerhouse. As well as a dual level south facing garden and two very generous outbuildings. All enjoying the views of the Town and of course Launceston Castle.

The master bedroom enjoys views of the historic Launceston Castle as well as its own en-suite bathroom. Bedroom 2 is a sizable double with a character window seat and bedroom 3 is a moderate single bedroom. The family bathroom has a matching 3 piece suite with overhead shower in the bath and an airing cupboard providing additional storage. The property also has rear access to the garden from the Windmill Hill.



### 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

The postcode for this property is PL15 9AB. What Three Words 'hill.clays.megawatt' will take you to the property. From Launceston town centre follow the road around through the arch and take the left turning onto Madford Lane. At the end of Madford Lane where the road forks take the left and then left again on to Bounsalls Lane. The property can be found on the right handside just opposite the library.

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**Sitting Room**  
20'3" x 12'10" (6.19m x 3.92m)

**Office**  
9'10" x 3'10" (3.01m x 1.18m)

**Kitchen**  
12'7" x 9'3" max (3.86m x 2.82m max)

**Dining Room**  
10'11" x 10'7" (3.34m x 3.23m)

**Utility Room**

**First Floor Landing**

**Bedroom 1**  
12'10" x 11'5" (3.93m x 3.48m)

**En-Suite**  
7'10" x 4'3" (2.39m x 1.31m)

**Bedroom 2**  
11'5" x 9'8" (3.49m x 2.97m)

**Bedroom 3**  
8'11" x 7'5" (2.74m x 2.27m)

**Bathroom**  
9'3" x 7'5" (2.83m x 2.28m)

**Services**

Mains Gas, Electricity, Water & Drainage.  
Gas Central Heating.  
Council Tax Band A.

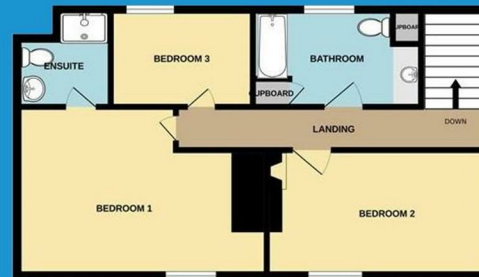
**Agents Note**

According to the Estate Agents Act 1979, we must advise that the vendors of the property is related to an employee of View Property.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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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