



St. Johns Road  
Launceston | Cornwall



Town • Country • Coast



\*\*\*AVAILABLE WITH NO CHAIN\*\*\*

Situated on a corner plot is this 3 bedroom semi detached house on a popular development. One of the main assets to this property is the enclosed wrap around gardens offering a huge amount of potential. The property is in need of updating giving a purchaser the opportunity to add their own taste and style!

You enter the property into a porch which leads into a hallway with staircase and door to the sitting room/dining which is both front and rear aspect. The sitting area has a front aspect box bay window overlooking the front garden. A door from the dining area opens out into the rear aspect conservatory. From the reception space a door leads into the kitchen which is side aspect with a range of base level units. A further door opens into under stairs storage cupboard. Adjoining the kitchen is a double glazed conservatory offering an additional reception space with a door out to the garden.

On the first floor there are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a box bay window enjoying an elevated view. Bedroom 2 is a rear aspect double overlooking the garden. Finally, bedroom 3 is a single bedroom with an over stair cupboard. The bathroom has a match 3 piece suite including a shower over the bath.

Gardens surround the property to the front, side and rear and have level area of lawn with a range of mature shrubs. To the side of the property is a dropped curb leading to a concrete parking space. There is tremendous scope to enlarge the amount of parking if required (STP)



### 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 the property is PL15 7DD. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. and turn immediately left. After a short distance turns left again which the property will be seen towards the the end on your right.

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**Porch**  
6'3" x 1'11" (1.93m x 0.60m)

**Hallway**

**Sitting Room / Dining Room**  
21'1" max x 12'6" narrowing to 7'10"  
(6.45m max x 3.83m narrowing to 2.41m)

**Kitchen**  
9'0" x 7'4" (2.76m x 2.24m)

**Conservatory**  
12'4" x 6'6" (3.78m x 1.99m)

**First Floor**

**Bedroom 1**  
14'6" max x 9'10" (4.44m max x 3.01m)

**Bedroom 2**  
9'10" x 7'4" (3.00m x 2.24m)

**Bedroom 3**  
8'4" x 5'9" (2.56m x 1.76m)

**Bathroom**  
5'8" x 5'3" (1.75m x 1.61m)

**Services**  
Mains Electricity, Water and Drainage.  
Central Heating Type - Storage Heaters  
Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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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