



Duke Street
Launceston | Cornwall



Town • Country • Coast



Found in good order throughout this 3 bedroom semi detached modern house. The property has a generous sitting room and well proportioned bedrooms. Convenient location for nearby school and town centre.

You step into a small porch with a door to an understairs cupboard and a further door into the kitchen/dining room. The kitchen front aspect with a range of eye and base level units leaving plenty of space for a dining table. The sitting room is a great space which has french doors and a window overlooking the patio.

On the first floor there are 3 bedrooms and a family bathroom. The master bedroom is rear aspect with 2 windows letting plenty of natural light into the room. There is plenty of space for bedroom furniture. Bedroom 2 is front aspect and another double bedroom. Finally bedroom 3 is a small double or large single and would be an ideal study or hobbies room if needed. The family bathroom is side aspect with a matching suite including a shower over the bath.

To the rear of the property is a small level patio area suitable for a bistro set. Beyond the patio is an allocated off road parking space.



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.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Porch
3'7" x 2'10" (1.10m x 0.87m)

Kitchen / Dining Room
11'9" x 11'6" (3.59m x 3.52m)

Sitting Room
14'9" x 10'8" (4.51m x 3.26m)

First Floor


Bedroom 1
14'9" x 7'9" (4.50m x 2.38m)

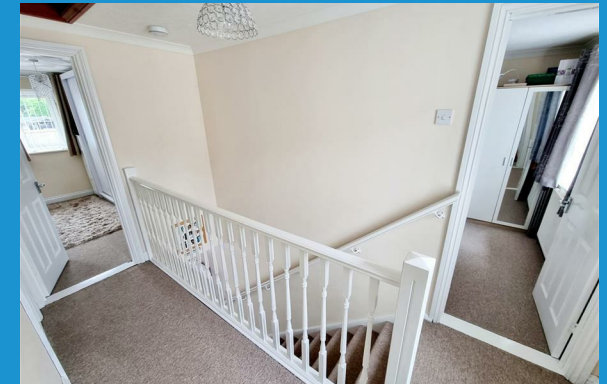
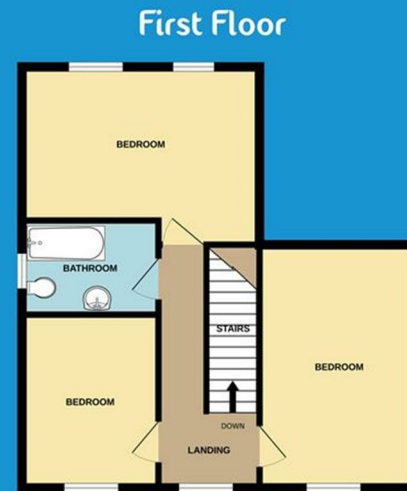
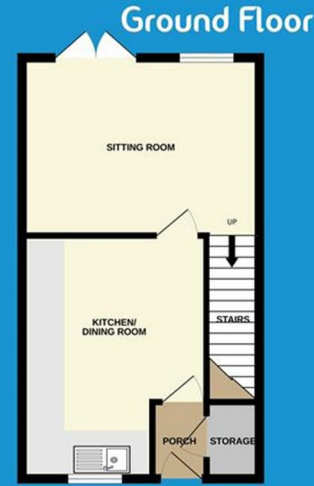
Bedroom 2
11'3" x 8'4" (3.43m x 2.56m)

Bedroom 3
8'5" x 7'9" (2.59m x 2.38m)

Bathroom
8'5" x 5'7" (2.58m x 1.72m)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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.

01566 706706 | sales@viewproperty.org.uk

www.viewproperty.org.uk



Town • Country • Coast