



6 St. Marys Road  
Lanstephan | Launceston



Town • Country • Coast



Located on the outskirts of Launceston is this well presented 3 bedroom end of terrace property. Offering spacious living accommodation as well its own private garage. The property has potential to be a fantastic first home or family home. Offered for sale with no forward chain.

You enter the property via a porch, perfect for coats and shoes. A door to the right leads into the bright and airy sitting room. The electric free standing fire creates a real focal point in the room. The kitchen/diner is rear aspect and enjoys views of the garden and countryside in the distance. There is also a range of eye and base level units offering plenty of storage. A large L-shaped worktop also offers plenty of space for any culinary enthusiasts. A rear porch can also be found at the rear of the property with a door and window out to the garden.

On the First floor are three double bedrooms. The master bedroom is rear aspect and benefits from a large window inviting in plenty of natural light and offering a fantastic view. There is also ample space for free standing bedroom furniture. The third bedroom is front aspect and a smaller double room. The second bedroom is rear aspect and offers stunning views of the garden towards St. Stephens and countryside in the distance. A family bathroom and separate W/C is also found on the first floor.

To the rear of the property is a fantastic low maintenance West facing garden which offers a great spaces for outdoor entertaining or perhaps just relaxing. Beyond the rear garden is a garage which offers storage for a vehicles or alternatively a space for a workshop. Beyond the garage is a communal parking area for the use of the property and nearby neighbours.



### 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 postal code for the property is PL15 8JN. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning and follow the road along and take the right hand turning into the estate and follow the road down where the property will be seen on your left.

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## Porch

## Living Room

13'7" x 10'6" (4.15m x 3.22m)

## Kitchen/Diner

18'10" x 8'11" (5.76m x 2.74m)

## Rear Porch

8'6" x 6'5" (2.60m x 1.97m)

## First Floor

### Bedroom 1

12'11" x 10'6" (3.94m x 3.21m)

3.94m x 3.21m extending to 3.94m

### Bedroom 2

9'8" x 8'2" (2.95m x 2.49m)

### Bedroom 3

8'11" x 8'1" (2.73m x 2.48m)

## W/C

4'11" x 2'10" (1.51m x 0.88m)

## Bathroom

7'10" x 7'0" (2.40m x 2.15m)

## Garage

16'0" x 9'10" (4.89m x 3.01m)

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

## Ground Floor



## First Floor



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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