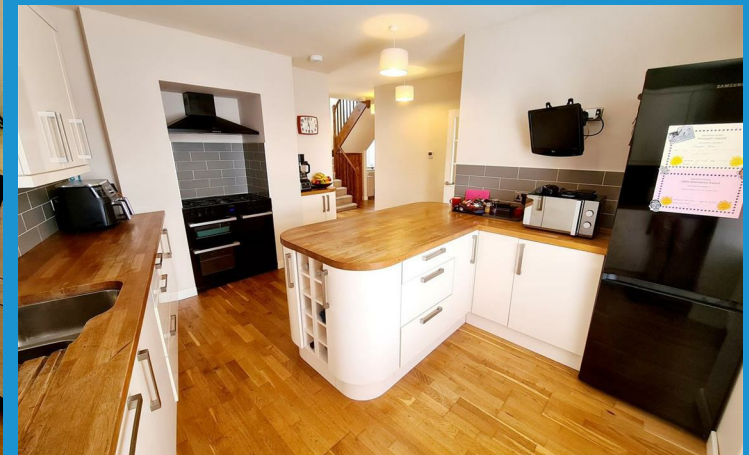
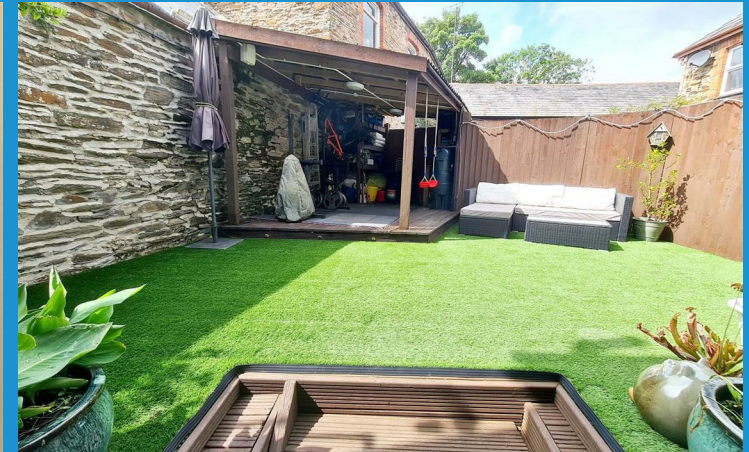




St. Thomas Road
Launceston | Cornwall

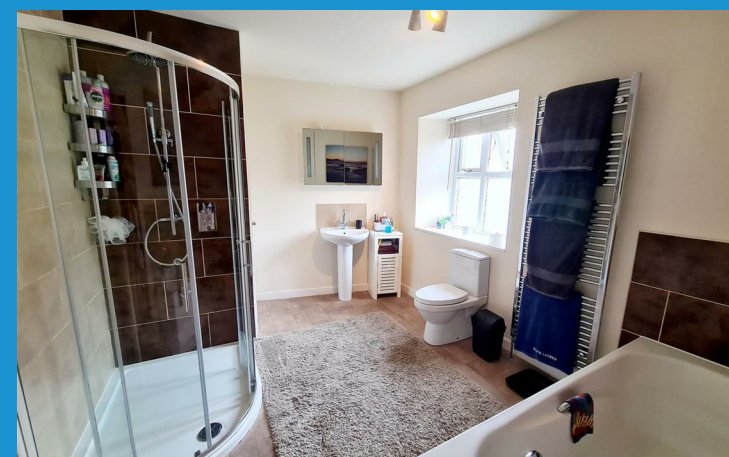
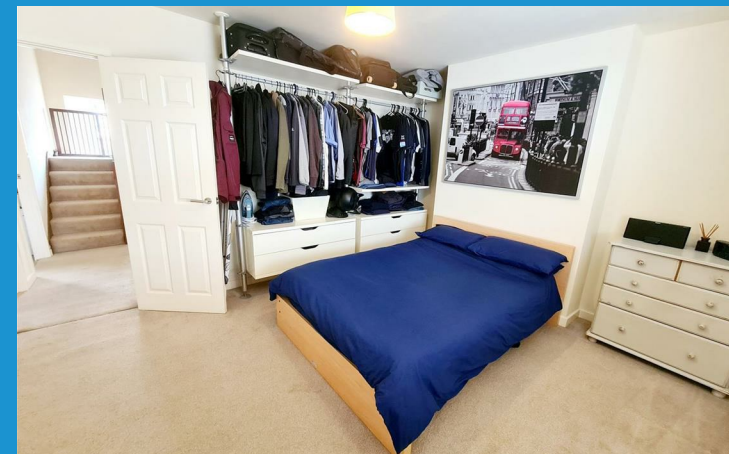


An attractive and deceptively spacious 4 bedroom property. Which is beautifully presented with a spacious living accommodation arranged over 3 floors. The property has been updated and modernised by the current owner and features an enclosed garden area at the rear.

The accommodation includes spacious ground floor space which includes a stylish open kitchen with a range of modern wall and base units which naturally leads into the dining area where there are the stairs to the first floor. The dining room is open plan to the living room providing a fantastic amount of open plan living space. There is a utility room with an additional sink and back door alongside a cloakroom with a WC.

On the first floor there are 3 spacious double bedrooms, all of which are a highly impressive size alongside a well appointed family bathroom which features a bath alongside a separate shower cubicle. Stairs then lead to the second floor where there is a huge bedroom with fantastic space which also includes a dressing area alongside an en-suite.

At the rear of the property there is a courtyard garden which features astroturf grass alongside a covered decked area which is a great store for bikes and garden equipment. The property has double glazed windows and mains gas central heating.



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 to the property is PL15 8DA. What3Words are 'tensions.ringers.liver' will take you straight to the property. The property is situated centrally in the town centre and can be found by walking down from Tower Street until reaching the junction at Wooda Road, take the turning for St Thomas Road and you head down the road the property can be located on the left hand side via our FOR SALE board.

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Entrance Porch & Hallway
6'4" x 3'9" (1.95m x 1.16m)

Kitchen
12'4" x 11'6" irregular shape
(3.77m x 3.53m irregular shape)

Utility Room
9'1" x 5'6" (2.78m x 1.68m)

W/C
6'9" x 3'4" (2.08m x 1.02m)

Dining Room
11'5" x 10'1" (3.48m x 3.09m)

Living Room
12'6" x 12'9" max (3.83m x 3.91m max)

First Floor Landing

Bedroom 1
12'9" x 10'4" (3.90m x 3.16m)

Bedroom 2
13'3" max x 11'6" (4.06m max x 3.53m)

Bedroom 3
15'1" narrows to 12'11" x 15'9"
(4.62m narrows to 3.95m x 4.81m)
Irregular Shape

Bathroom
11'10" x 9'3" (3.61m x 2.84m)
Irregular Shape

Second Floor Landing

Bedroom 4
16'7" narrows to 10'7" x 10'11"
(5.08m narrows to 3.24m x 3.33m)

Dressing Area
11'0" x 6'3" (3.37m x 1.91m)

En-suite
8'11" x 4'5" (2.73m x 1.36m)

Services
Mains Electricity, Gas, Water and
Drainage.
Council Tax Band C
Additional Information - Access
to the rear of the property
through neighbours rear garden.

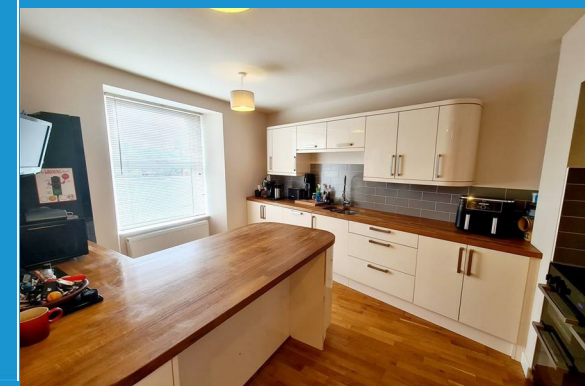
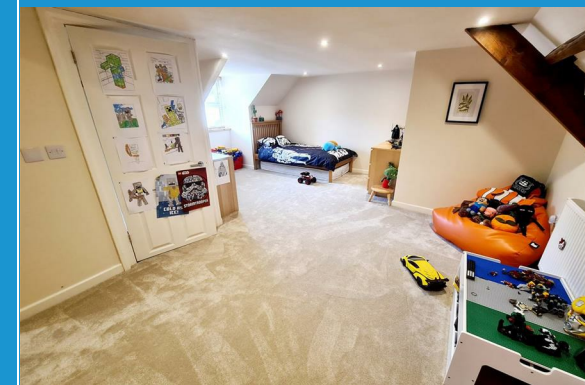
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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