



Exeter Court  
| Launceston |



Town • Country • Coast

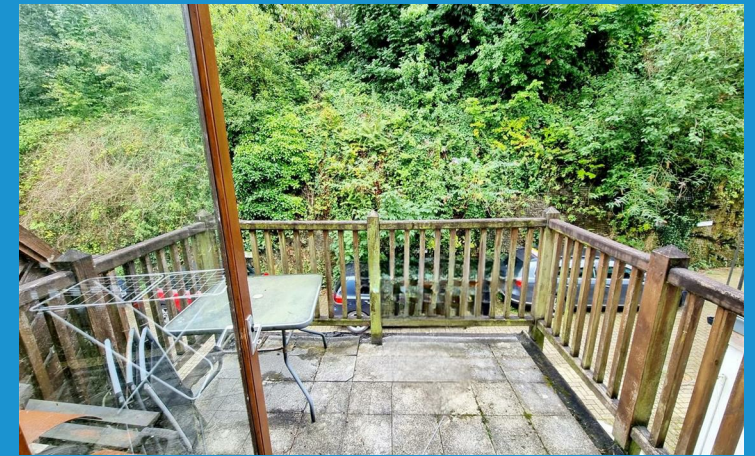


Enjoying a convenient position close to the town centre is this modern terraced town house offering 3 double bedrooms. The accommodation is spread over 3 storeys and has a patio style garden and useful single garage.

You step into a hallway with a staircase to the first floor. A door opens into the dual aspect sitting/dining room. French doors from the dining area opens out to the patio style garden. On the first floor is a rear aspect enclosed balcony ideal for somewhere to sit. The kitchen is again rear aspect with a range of eye and base level units and plenty of worktop space. Also on this floor is a great size double bedroom and ample space for bedroom furniture. On the second floor are 2 further double bedrooms and a family bathroom with a matching suite including a separate shower enclosure.

Adjoining the rear of the property is a level patio style garden. The single garage is a perfect space for a car or indeed storage. Subject to planning permission there is scope to incorporate the garage into the ground floor accommodation creating a large reception area. Opposite the garage is an allocated off road parking space.

The property requires a degree of updating but allows a purchaser to add their own design and style. The property would make an ideal first time purchase or buy to let investment.



### 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 9TQ. What Three Words 'manages.scoping.carpets' will take you to the property. From the town centre proceed under The Southgate Arch into Exeter Street. The property can be found along Exeter Street, on your right hand side.

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## Hallway

## Sitting Room

12'7" x 11'1" (3.84m x 3.39m )

## Dining Area

10'0" x 6'0" (3.05m x 1.84)

## First Floor

With Cupboard

## Kitchen

10'8" x 7'10" (3.27m x 2.39m )

## Bedroom 1

11'5" x 10'1" max (3.49m x 3.08m max)

## Balcony

9'4" x 6'11" (2.87m x 2.12m)

## Second Floor

With Airing Cupboard

## Bedroom 2

10'9" x 7'9" (3.28m x 2.38m )

## Bedroom 3

11'5" x 6'11" (3.48m x 2.12m )

## Bathroom

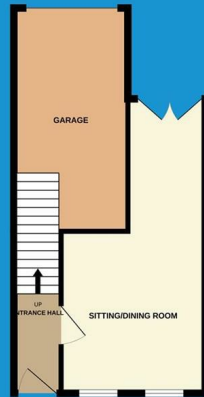
7'0" x 7'2" (2.15m x 2.20m )

## Garage

17'0" max x 7'11" (5.20m max x 2.42m )

## Services

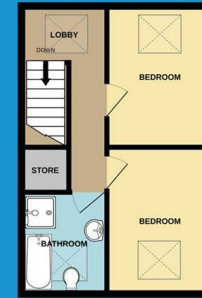
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	67		
(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.

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