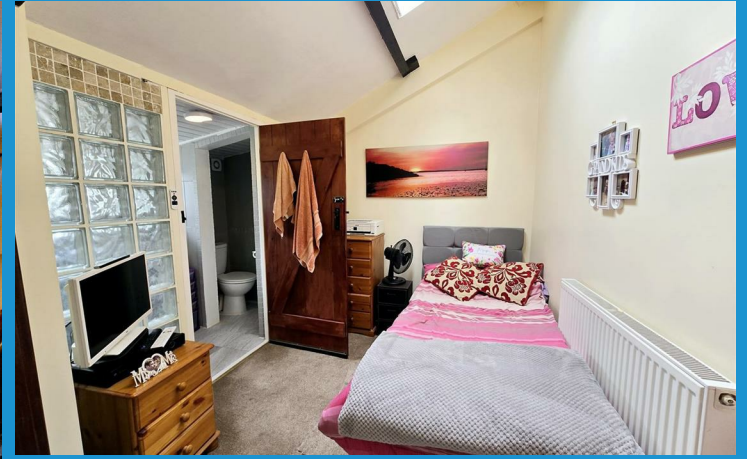


- Sitting Room 13'7" x 12'6" (4.16m x 3.82m)
- Hallway 11'3" x 7'8" (3.44m x 2.35m)
- Bedroom 2 16'2" x 6'1" (4.95m x 1.87m)
- First Floor Landing
- Bedroom 1 13'8" max x 9'10" max (4.19m max x 3.02m max)
- En-Suite 6'2" max x 3'10" (1.89m max x 1.16m)
- Services Mains Gas, Electricity, Water & Drainage. Gas Central Heating. Council Tax Band A.



17 Duke Street  
| Launceston | Cornwall

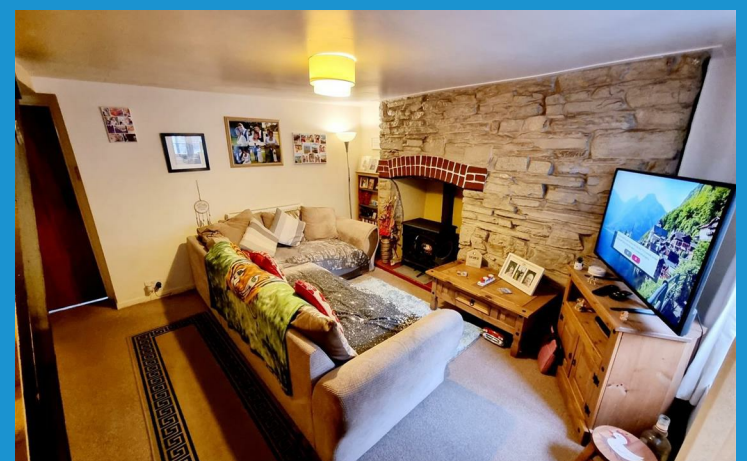


This charming 2 double bedroom Grade II Listed cottage can be found in good order throughout and boasts a generous rear garden that's South facing. Our vendors have recently had a new the roof including new timbers, replacement felt and new Delabole rag slates where necessary.

You enter the cottage into the sitting room with staircase to the first floor. To one side of the reception room is a stone chimney, housing a multi fuel wood burner. A doorway leads through to an inner hallway with further doors to the kitchen and ground floor bedroom. The kitchen is dual aspect with a range of eye and base level units. A view is enjoyed over the rear garden with glimpses of the town beyond. A side door leads out to the garden and patio. Also located on the ground floor is a double bedroom with sky light and door through to an en-suite shower room.

On the first floor is a generous dual aspect bedroom, with ample space for freestanding bedroom furniture. A doorway leads through to a first floor en-suite shower room.

Adjoining the kitchen is a South facing garden. There is a patio area leading out from the kitchen, ideal for outside dining which also has a small area of lawn. Beyond is a recently erected summerhouse with decking which is perfect for enjoying the evening sun. At the bottom of the garden is a detached garden shed currently used as a workshop with power and light connected. To the side of the garden is a useful log store.



**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 8HD. What Three Words 'voice.sofas.traded' will take you to the property. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill. Turn Left opposite the church into Duke Street where the property will be seen shortly on your left hand side.