



St. Thomas Road
Launceston | Cornwall



Town • Country • Coast



Located close to Launceston town centre is this semi detached cottage offering one double bedroom and a first floor bathroom. The property requires some TLC but is a perfect first time purchase or investment purchase. NO CHAIN.

You step into the front aspect sitting/dining room with a fireplace to one side (not in use). Leading off the sitting room is a staircase to the first floor and a door into the rear aspect kitchen. There are a range of eye and base level units plus a door out to the garden.

On the first floor is a front aspect double bedroom with a glimpse towards open countryside. Next to the bedroom is a bathroom with a 3 piece suite including a shower over the bath.

To the rear of the property is a good size enclosed rear garden predominately laid to lawn. Adjoining the cottage to the rear is a useful storage shed and utility 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, local park, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode is PL15 8BX. WhatThreeWords - 'diet.bribing.tiredness'. From Launceston town center follow the Broad Street and turn left, down the hill onto St Thomas Road. Continue down the road and the property will be found on your right hand side.

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Entrance

Living Room / Dining Room
17'10" x 10'5" (5.45m x 3.19m)

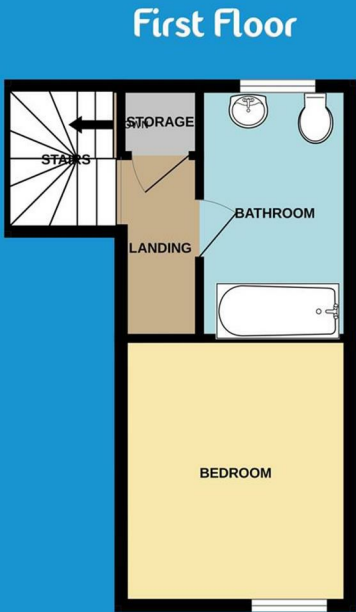
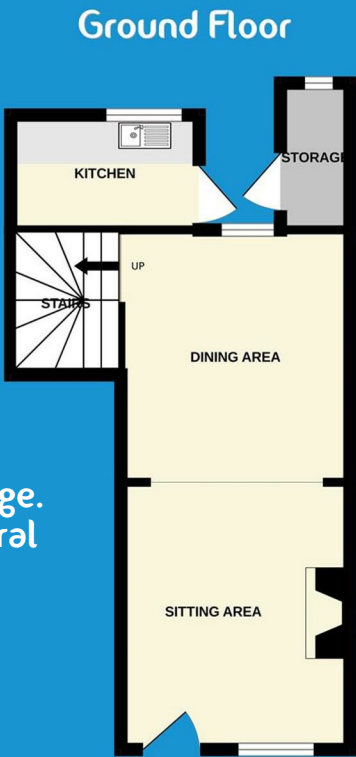
Kitchen
6'11" x 4'1" (2.12m x 1.27m)


First Floor

Bedroom
10'7" x 9'10" (3.25m x 3.01m)

Bathroom
7'3" x 7'2" (2.23m x 2.19m)

Services
Mains Electricity, Gas, Water & Drainage.
Central Heating Type - Gas Fired Central
Heating
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		56
(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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