



## Riverside Mills

Launceston | Cornwall



Town • Country • Coast





An attractive and deceptively spacious 3 bedroom townhouse with accommodation arranged over 3 floors situated in an edge of town location with open views at the side and rear offering privacy and seclusion. The accommodation includes an en-suite master bedroom, generous first floor living room and an open-plan kitchen and dining room on the ground floor - all of which take full advantage of the lovely views at the rear.

There are gardens that wrap around the side and rear and offer a wide range of plants and shrubbery and take full advantage of the views alongside a garage and off-road parking. The property can be found in a small select cul-de-sac in a peaceful location, where the property can be found in the far corner. On the ground floor an entrance hallway leads to a cloakroom and WC, with stairs to the first floor and opens into the open-plan kitchen and dining room which is a fantastic, family orientated room with a stylish modern kitchen and central island with rear windows overlooking the garden and view.

On the first floor there is a spacious dual aspect living room which is an impressive size and enjoys a lovely country outlook. There is the first of the bedrooms alongside a shower room. On the second floor there are 2 further bedrooms with the master bedroom an impressive dual aspect room alongside a useful walk-in dressing room.





## Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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## Hallway

### Cloakroom / WC

5'5" x 3'6" (1.67m x 1.08m)

### Utility Room

8'3" x 5'5" max (2.53m x 1.67m max)

### Kitchen / Dining Room

20'6" x 12'3" (6.27m x 3.74m)

## First Floor

### Living Room

19'4" x 12'4" (5.91m x 3.77m)

### Bedroom 3

10'7" x 8'2" (3.24m x 2.51m)

### Shower Room

10'2" max x 3'10" (3.12m max x 1.19m)

## Second Floor

### Master Bedroom

13'0" x 12'4" (3.97m x 3.77m)

### En-Suite

8'1" x 5'10" (2.48m x 1.79m)

### Bedroom 2

10'9" x 8'2" (3.29m x 2.49m)

### Dressing Room (Walk In)

10'4" x 3'11" (3.16m x 1.20m)

## Services

Mains Electricity, Gas, Water and Drainage.  
Council Tax Band D.

## Agents Notes

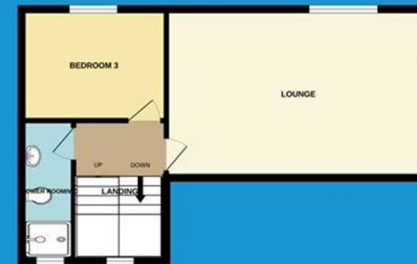
Management Charge - £1287 per annum

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 77      | 88                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (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  |

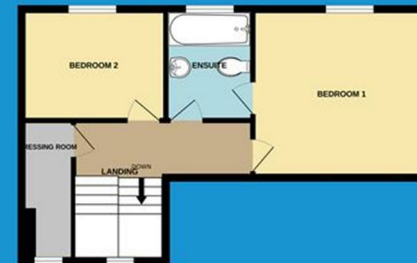
## Ground Floor



## First Floor



## Second 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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