



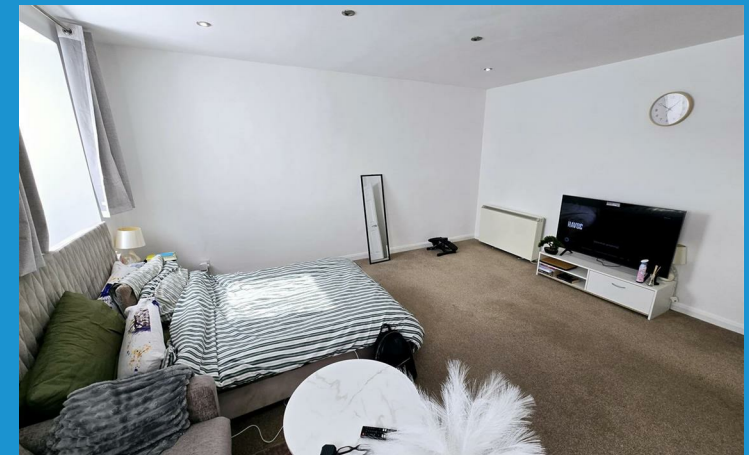
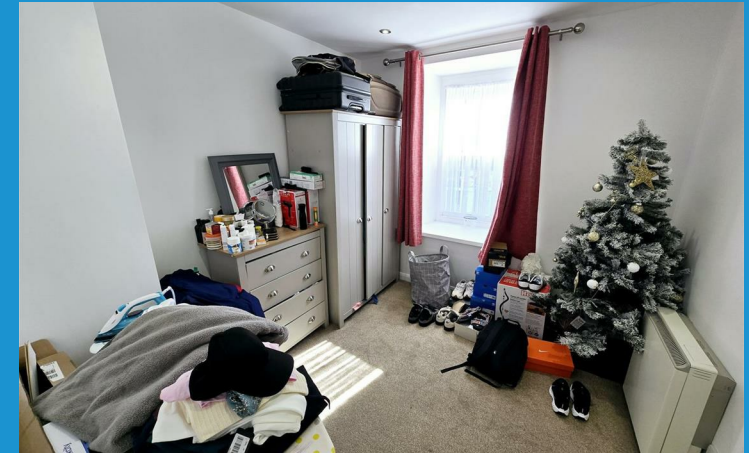
Westgate Street
Launceston | Cornwall



A well appointed 1 bedroom first floor flat situated in the heart of the Town Centre. The property features spacious living accommodation and no onward chain.

The property benefits from its own private entrance, as opposed to a shared communal hallway which is a real benefit for a flat in the town. The accommodation includes an entrance hallway with stairs leading up to a first floor landing. There is an impressive open living room which is a great main reception room with two windows at the front. There is a modern fitted kitchen and breakfast room. There is a single bedroom alongside a modern shower room.

The property has been a successful rental property so may suit an investor or alternatively a first time buyer.



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 7AB. What Three Words 'wiping.author.dolly' will take you to the property. From our office, turn right and proceed along the link road toward Pennygillam. Take the 3rd exit towards the town centre. As you approach the road bearing left in front off the castle, take the middle lane and go over and up Broad Street in to town. As you approach the zebra crossing, take the next right along Westgate Street and you will see the property above Freckles Pet Goodies.

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Entrance Porch

Kitchen

12'7" x 10'11" (3.84m x 3.34m)
3.34m narrowing to 2.45m

Living Room

15'7" x 13'8" (4.75m x 4.17m)

Bedroom

9'4" x 9'0" (2.87m x 2.75m)

Shower Room

6'10" x 4'8" (2.10m x 1.44m)

Services

Mains Electricity, Water and Drainage

Central Heating Type - Storage

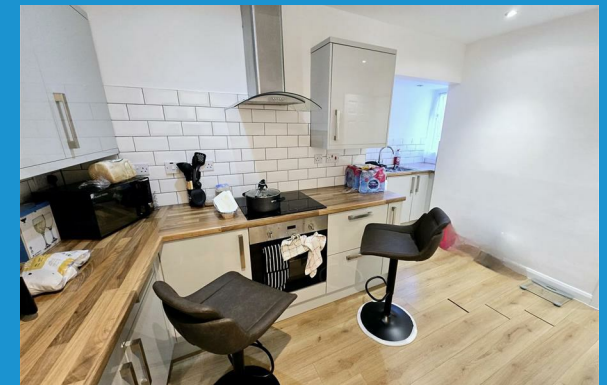
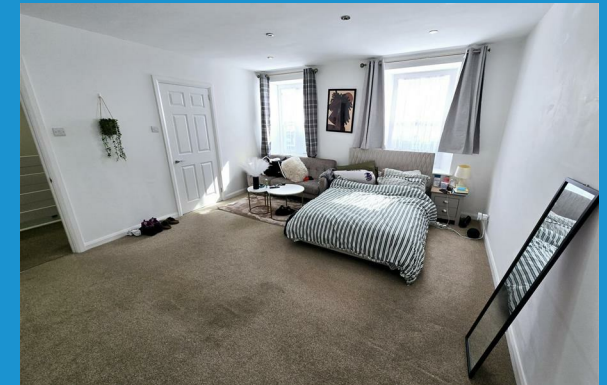
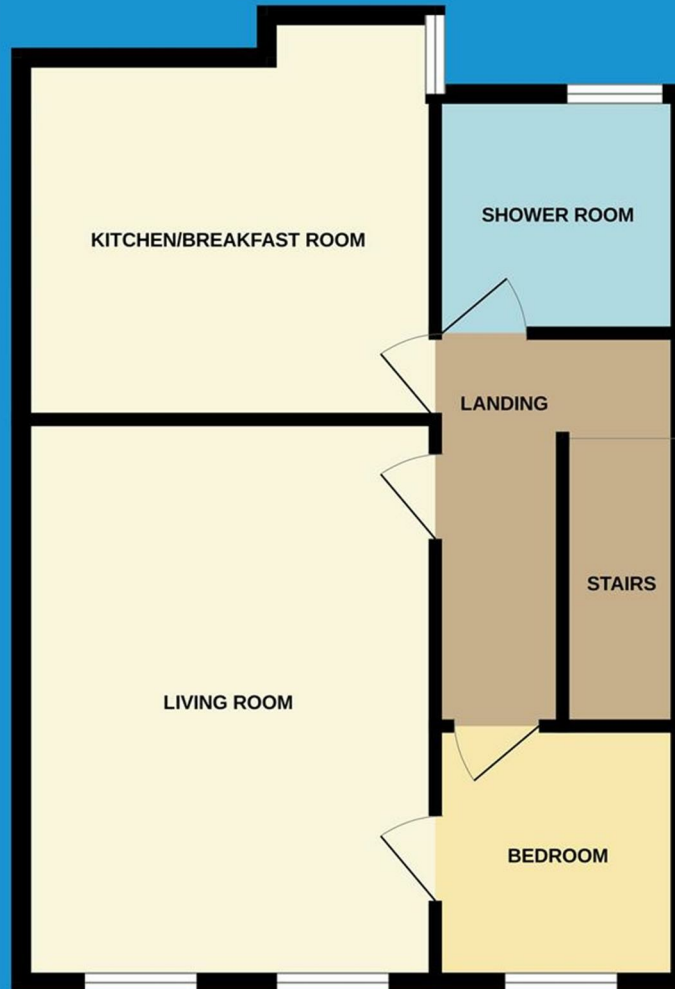
Heaters

Council Tax Band A

Agent Note

Expiry Of The Lease - 01/06/3019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(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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