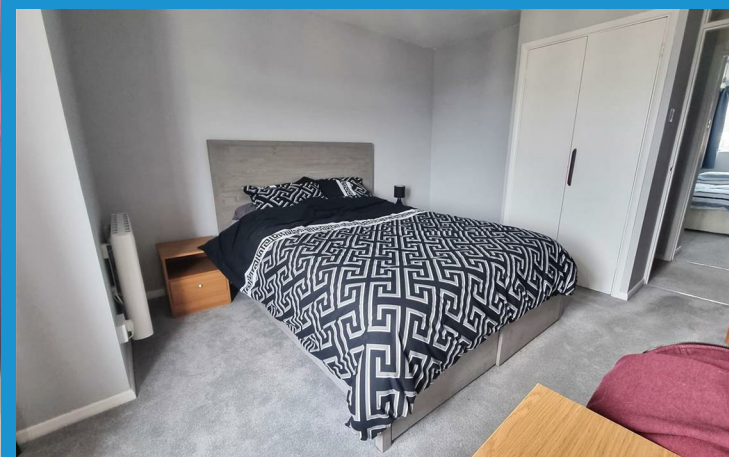




19 Tower Street
Launceston | Cornwall

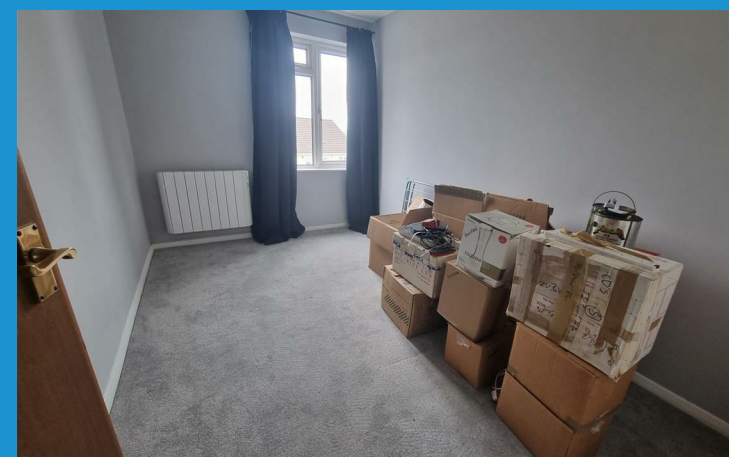
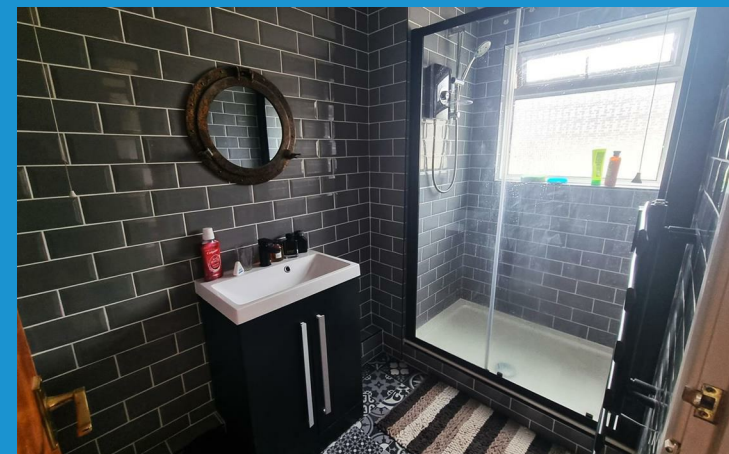


Located in a convenient position within walking distance of local and national amenities is this first floor apartment. In good order throughout the property has 3 bedrooms and a sizable reception space. The property has been updated and is ideal for a first time purchase or a buy to let investor.

You enter the building and take the stairs to the first floor where you will see the front door. There is a hallway with a built in cupboard. The sitting room is front aspect with a large picture window enjoy a view towards nearby countryside. The kitchen/breakfast room is a great size with plenty of eye and base level units. There is room for a breakfast table if needed. Next to the kitchen is a separate utility room with plenty of space for white goods plus shoes and coats.

There are 3 bedrooms in total, most with useful built in storage cupboards. Bedrooms 1 and 2 are double bedrooms both with attractive views. The shower room has been completely updated by our current vendors to include a double shower enclosure. Outside the building is a communal drying area plus a lockable outside store perfect for bin storage, recycling or a bike.

The property is completely double glazed and has modern electric smart heaters throughout. The property is within an easy walk of the town centre. Although the property doesn't come with parking there is unrestricted parking nearby or parking permits might be available via Cornwall Council.



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 8BQ. What Three Words 'merit.amounting.calibrate' 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. Follow this road bearing left in front of the castle, follow this road and then take the next right into Wooda Road. Take the following right into Tower Street and the property can be found along this road on the right hand side.

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Entrance Hallway
With Storage Cupboard

Living Room
14'5" x 10'11" (4.40m x 3.34m)

WC
5'7" x 2'7" (1.72m x 0.79m)

Kitchen
10'9" x 8'11" (3.28m x 2.72m)

Utility Room
7'10" x 6'2" (2.41m x 1.88m)

Bedroom 1
10'11" x 10'4" (3.35m x 3.15m)
3.35m expanding 4.01m

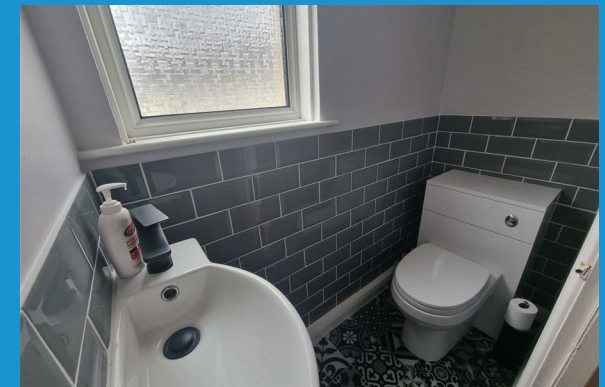
Bedroom 2
11'3" x 7'8" (3.45m x 2.34m)

Bedroom 3
11'2" x 6'2" (3.42m x 1.90m)

Bathroom
5'6" x 4'9" (1.68m x 1.46m)

Services
Mains Electricity, Water and Drainage
Central Heating Type - Electric Smart Heaters with
Bluetooth
Council Tax Band A

Leasehold Property -
Managing Agent - Cornwall Council
Lease Expires - 2114
Current Ground Rent - £10
Current Maintenance Charge - £302.53 including building
insurance. This is reviewed annually.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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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