



25 Western Road
Launceston | Cornwall



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A spacious 3 bedroom detached property situated in a tucked away location set in a generous plot. The property is in need of updating and renovation but offers great potential and has no onward chain.

The property is accessed via a gated access onto a driveway providing a good amount of parking alongside a single garage. There are wrap around gardens to 3 sides which are established with a range of plants, shrubbery and trees helping to create privacy. Entrance to the property is via an open hallway where there is a useful study area. There are 2 reception rooms with a dining room which leads into the kitchen and a living room which leads into a conservatory. There is a utility room and ground floor WC at the side with a door to the garden.

On the first floor there are 3 bedrooms, all of which are a good size alongside the family bathroom. The gardens are a real feature of the property and feature a lawned area, a former vegetable patch and a wide range of seasonal colour. There is a greenhouse and a wooden garden shed.



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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 7HR. What Three Words for the property is 'agree.factories.ethic' and will take you directly to the property. From Launceston, proceed out of town on to Western Road. Continue ahead past the traffic lights and the property will be found on the left hand side before the slip road onto the dual carriageway.

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Entrance Hallway
7'5" x 6'7" (2.27m x 2.01m)

Study
7'4" x 6'6" (2.26m x 1.99m)

Inner Hallway

Living Room
16'3" x 10'4" (4.97m x 3.17m)

Conservatory
12'1" x 8'8" (3.70m x 2.66m)

Dining Room
10'1" x 9'6" (3.08m x 2.91m)

Kitchen
11'2" x 8'6" (3.42m x 2.61m)

Utility Room
5'9" x 5'4" (1.76m x 1.65m)

WC
5'9" x 2'5" (1.77m x 0.76m)

Side Hall
8'3" x 4'1" (2.54m x 1.27m)
Irregular Shape

First Floor

Bedroom 1
15'8" x 10'4" (4.79m x 3.16m)

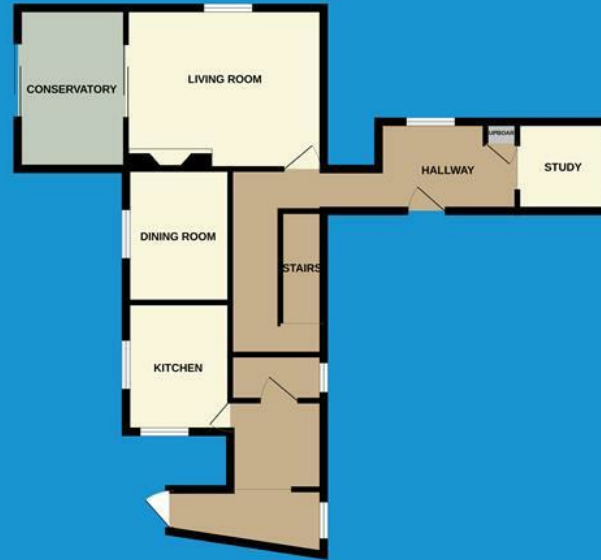
Bedroom 2
11'10" x 10'1" (3.61m x 3.08m)
3.61m narrowing to 2.98m

Bedroom 3
10'4" x 6'7" (3.15m x 2.03m)
2.03m extends to 3.07m

Bathroom
9'3" x 5'11" (2.83m x 1.82m)

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

Ground Floor



First Floor



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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