



35 St. Johns Road  
Launceston | Cornwall



Town • Country • Coast



Offers Over £250,000



\* Price £250,000 - £255,000 \* Located within an established development is this 3 bedroom semi-detached house which has been updated and improved by our vendors. The property enjoys an enclosed rear garden, attached single garage and plenty of off road parking.

You step into a small hallway with a WC leading off. Adjoining the hallway the refitted kitchen/dining room. Our vendors have refitted the kitchen with a range of modern eye and base level units with a solid wood worktop and feature kick board lighting. To the centre of the kitchen is plenty of space for a dining table. A door takes you through to the rear aspect sitting room which is centered around the multi fuel wood burner. Windows and a door open out to the rear garden perfect for summer evenings.

On the first floor are 3 bedrooms and a refitted shower room. The master bedroom is a great size with a feature box bay window and floor to ceiling wardrobes with mirror fronted sliding doors. Bedroom 2 is another double bedroom with fitted wardrobes and finally bedroom 3 is a rear aspect single bedroom. All bedrooms share a refitted shower room with a matching 3 piece suite.

The driveway is accessed through a 5 bar wooden gate that opens onto a tarmac driveway for several vehicles. The driveway continues down the side where it adjoins the attached single garage. The rear garden is fully enclosed to all sides and is divided into 2 distinct areas. There is a covered veranda where a hot hub is located. Surrounding the hot tub is composite decking. Beyond here is an area of lawn with some mature flowerbeds and a green house ideal for those with green fingers.





### Situation

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 postal code is PL15 7DD. From the town centre follow Western Road towards Pennygillam. At the traffic lights turn right and follow this road. Turn first left and bear right where the property will be seen on your left hand side.

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Entrance Hallway

WC  
3'10" x 3'8" (1.17m x 1.14m )

Kitchen / Dining Room  
20'4" x 12'5" (6.2m x 3.8m )  
3.8m narrowing to 2.9m

Living Room  
21'1" max x 12'4" (6.43m max x 3.78m )

First Floor

Bedroom 1  
14'4" x 8'0" (4.37m x 2.46m)  
Excluding Wardrobes

Bedroom 2  
8'0" x 8'0" (2.46m x 2.44m )  
Excluding Wardrobes

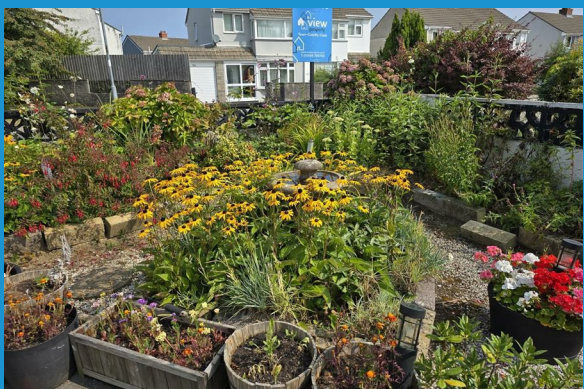
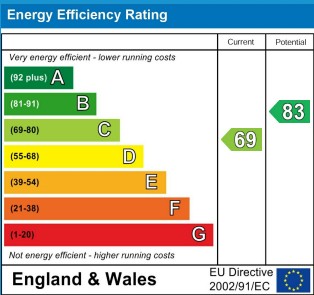
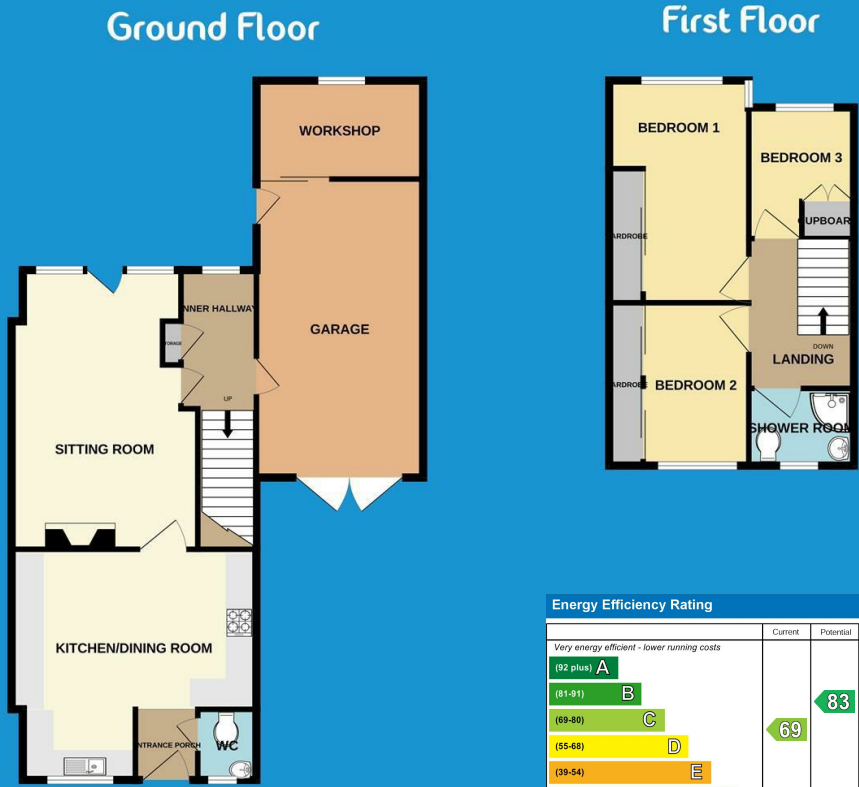
Bedroom 3  
8'3" x 6'3" (2.54m x 1.93m )

Bathroom  
5'6" x 5'4" (1.70m x 1.63m )

Garage  
20'7" x 8'2" (6.28m x 2.5m )

Workshop  
9'8" x 8'7" (2.95m x 2.64m )

Services  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band B



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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