



Bush Park
Launceston | Cornwall



Town • Country • Coast

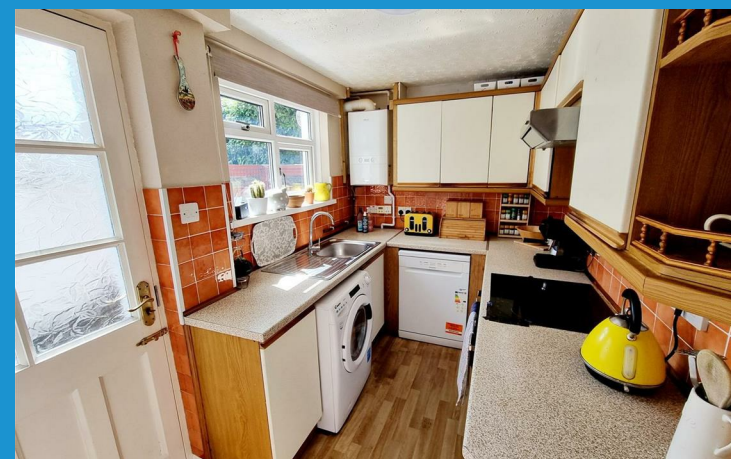
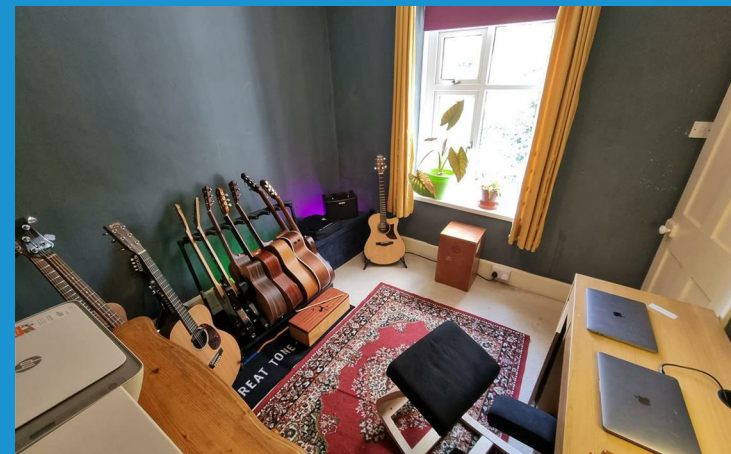


Tucked away in a quiet position enjoying views towards Dartmoor National Park is this 2 double bedroom terraced cottage. The cottage is found in good order throughout and has a large front to rear reception space overlooking the garden opposite. It is located conveniently for the town centre, schools and retail park.

You enter the property into a hallway with staircase to the first floor. The generous sitting/dining room is both front and rear aspect. To one side is a chimney breast (currently blocked off). The sitting area has a bay window with glazed units all the way to the floor taking full advantage of the views over the garden towards Dartmoor beyond. To the rear is a dining area with space for a family size dining table. There is a separate kitchen with a range of eye and base level units. A door leads out to a partially covered courtyard area. Steps lead up to a pedestrian right of way.

On the first floor are 2 double bedrooms and a bathroom. The master bedroom is front aspect with elevated views over the garden and roof tops again towards Dartmoor. The second bedroom is a small double overlooking the rear courtyard. The family bathroom has been refitted in recent years with a matching white suite plus a shower over the bath.

Opposite the cottage is a garden which our vendors have landscaped with low maintenance gardening in mind and is a perfect space to sit and enjoy the views. A path and steps wind down through the garden passing a range of mature shrubs to a seating area plus an area of lawn. There is a pedestrian right of way for the neighbour to the front and rear of the cottage. Although there is no off road parking with this cottage we understand a parking permit can be secured via Cornwall Council to park on Race Hill.



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 postal code of the property is PL15 9BP. What Three Words 'leaps.yacht.timed' will take you to the property. From our office turn left and proceed along Hurdon Road. Upon reaching the two roundabouts turn left and proceed along Race Hill. After a short distance you will see the entrance to Bush Park on your right. Follow this road down the hill. The property will be seen on your left 3/4 away along the terrace of cottage. (For convenient we suggest parking on Race Hill and walk to the property).

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Entrance Hallway

Sitting/Dining Room
21'10" x 11'6" (6.68m x 3.53m)

Kitchen
10'0" x 6'5" (3.05m x 1.98m)

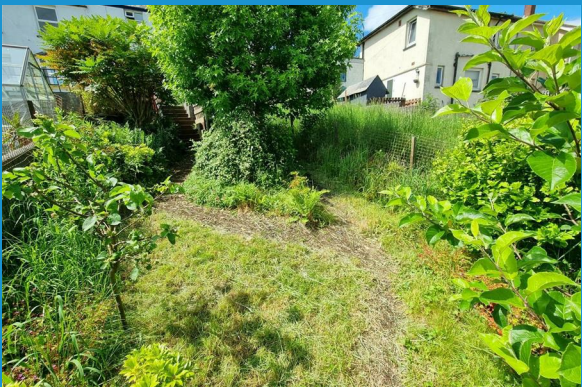
First Floor Landing

Bedroom 1
12'4" x 8'9" (3.78m x 2.69m)

Bedroom 2
9'3" x 9'1" (2.82m x 2.79m)

Bathroom
9'4" x 5'10" (2.87m x 1.78m)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(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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