

Tamar Terrace | Launceston



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Offers In The Region Of £400,000 - £425,000



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A well presented spacious 3 bedroom detached property set in an enviable location, being tucked away on the edge of the town within proximity of the local amenities. The property enjoys the most fantastic country views across to Dartmoor. The property is set in a generous plot with gardens, ample off-road parking alongside a detached stone barn which is used as a workshop.

The property offers light and airy, well appointed living accommodation with a great sized living room which has an expansive picture window at the rear to take full advantage of the views. There is a kitchen and breakfast room, with a modern fitted kitchen which has a rear facing window which again enjoys the fantastic view, with a useful lean-to at the side for storage. There are 3 spacious double bedrooms alongside a useful study area at the end of the hallway. The property also features a well appointed shower room alongside a cloakroom with a WC.

The property is approached via a shared private lane which leads to the property where there is the gravelled driveway with parking. A pathway leads down to the property and here is the detached stone barn, with double doors opening into a workshop with an additional store room. A side door provides access into a further log store. At the front of the property there is a lawned garden with a pathway to the side.

At the rear there is an extensive patio area which takes full advantage of the wonderful views. There is a generous lawned garden alongside a greenhouse and a concreted pathway at the side.



- Great Views
- 3 Double Bedrooms
- Ample Parking

- Detached Property
- Detached Stone Barn Used As A Workshop
- Large Garden

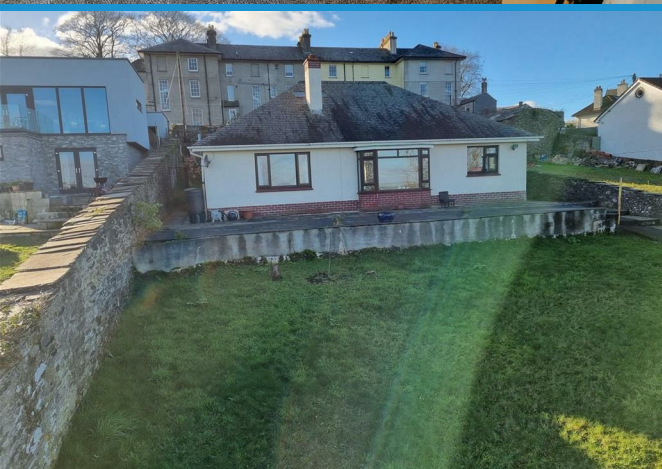
Situation

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 Hall and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9EU. From our office turn left and proceed past the retail park. Proceed straight into Tavistock road. After a short distance turn right into a private lane just after Tamar Terrace. The property will be seen ahead of you. WhatThreeWords: ribs.animates.ulterior





Entrance Hallway

Bedroom 1

12'11" x 12'4" (3.94m x 3.77m)

Living Room

16'11" x 14'2" (5.18m x 4.33m)

Kitchen

17'8" x 7'9" (5.40m x 2.38m)

Lean-To

9'2" x 4'5" (2.81m x 1.36m)

Bedroom 2

9'10" x 8'7" (3.01m x 2.63m)

Bedroom 3

12'7" x 11'5" (3.84m x 3.49m)

Shower Room

9'1" x 6'4" (2.79m x 1.95m)

Hallway Recess Study Area

6'4" x 5'3" (1.95m x 1.62m)

Cloakroom

5'3" x 3'1" (1.61m x 0.96m)

Barn Workshop

14'9" max x 12'11" (4.52m max x 3.96m)

Barn Store Room

14'2" x 12'11" (4.34m x 3.96m)

Wood Store

14'0" x 12'8" (4.28m x 3.87m)


Services

Mains Electricity, Gas and Water.

Private Drainage - Septic Tank Is Shared With Neighbour 3 Tamar Terrace.

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.