



**4 Duke Street,
Launceston, Cornwall, PL15 8HD**

Guide Price £194,950 Freehold





A remarkably spacious and well presented period cottage in a popular residential area

- No Onward Chain
- Ideal First Home
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Courtyard Garden
- EPC D (65) & Council Tax B

SITUATION Located less than 150 yards from Launceston Golf Club and a mile from Launceston town centre with day-to-day facilities even closer at Newport.

Launceston offers a wide variety of amenities including supermarkets, doctors, dentist and veterinary surgeries, together with educational facilities, numerous sporting clubs and another testing 18-hole golf course (within 5 miles).

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. The city port of Plymouth is 21 miles away with regular ferry crossings to northern France and Spain.

DESCRIPTION A most comfortable semi-detached cottage of stone and brick construction beneath a slate tiled roof, built some 300 years



ago but extensively modernised in 2000. The property has spacious living and bedroom accommodation associated with the period and includes modern conveniences such as double glazing and mains gas fired central heating.

The accommodation is illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to the first floor, under stairs storage cupboard and door into the cloakroom with low flush WC and wash hand basin.

The lounge has a pair of windows to the front aspect, slate tiled floors, exposed ceiling beams and a feature fireplace housing a gas-fired burner set on slate hearth. Door into the kitchen/breakfast room with a range of wall-mounted and base units with laminate work surfaces over, inset sink, 4-ring gas hob with extractor over, electric oven with pan storage above and below,



space and plumbing for washing machine and space for under counter fridge. Wall-mounted mains gas boiler for central heating and hot water. Door to the rear of the property.

Upstairs there is a landing with doors to all rooms comprising bedroom 1 with dual aspect windows to the front and walk-in dressing room. Bedroom 2 is also a double room with window to the rear aspect and airing cupboard. The bathroom comprises an enclosed bath, walk-in shower cubicle, low flush WC and pedestal wash hand basin.

OUTSIDE To the rear is a courtyard with well-defined fence boundaries, concrete path and waist-level flower bed. On road parking.

SERVICES All main services connected. Double glazed throughout. Mains gas fired central heating. Council tax band B. Full EPC available on request. For broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents and Auctioneers.

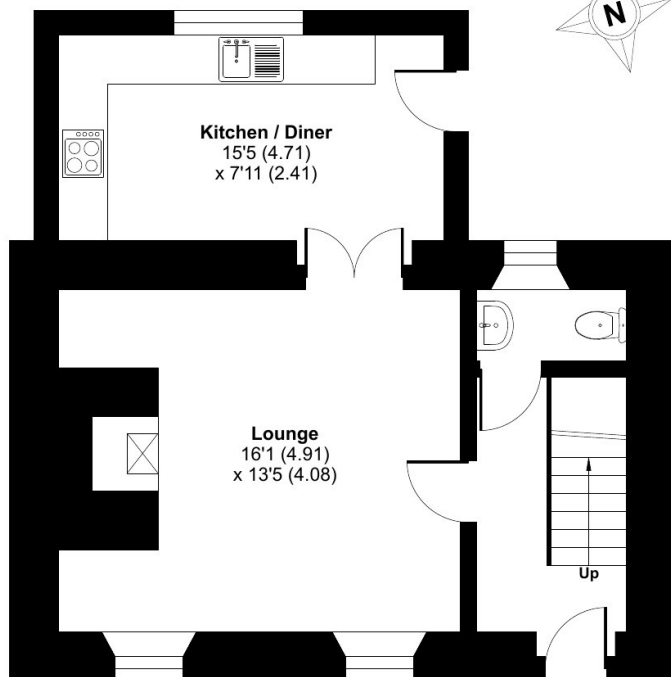
DIRECTIONS

Sat Nav: PL15 8HD

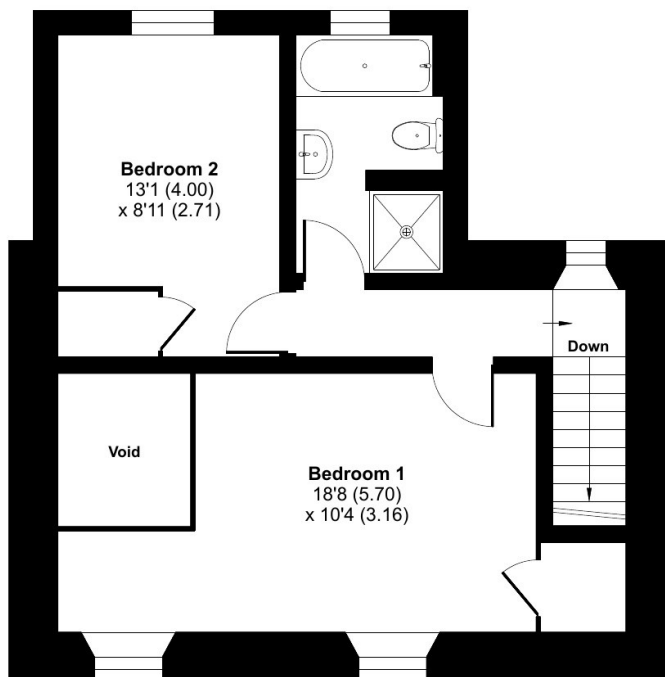
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Approximate Area = 905 sq ft / 84 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1318076



For more information or to arrange a viewing, please contact us:

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