



**8 Shilson Terrace,
Launceston, Cornwall, PL15 9AP**

Guide Price £219,950 Freehold





An impeccably presented semi-detached house with private gardens and views to Launceston Castle

- 3 Bedrooms
- Family Bathroom
- Lounge/Dining Room
- Extended Kitchen/Breakfast Room
 - Cloakroom/Utility
 - Enclosed Rear Garden
- Close to Town Amenities
- EPC D & Council Tax B

SITUATION Situated on the edge of the market town of Launceston which offers an extensive range of facilities such as cafés, shops, supermarkets, medical services (doctors, dentists, and veterinary clinics), places of worship and education facilities up to A-level standard. For leisure, there are sports clubs, gyms and two challenging 18-hole golf courses nearby. Coronation Park is approximately 100m away and the leisure centre is within 500m through the park.

The A30 is less than a mile and links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway, a mainline railway station serving London Paddington and an international airport. The city port of Plymouth is 24 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION Presented in excellent decorative order throughout, this most appealing 1950s brick-built property has been successfully extended and has been the cherished home of the current vendor for the last 23 years.

The accommodation is illustrated on the floorplan and briefly comprises: tiled entrance porch with part glazed door into entrance hall with stairs rising to first floor and door into the lounge/dining room. The lounge has a box bay window to the front aspect, recess shelving and opening into the dining room with attractive exposed wood floor, feature fireplace and large walk-in understairs cupboard.

Step down into kitchen/breakfast room with a range of base and wall units with laminate worktops over, breakfast bar, 1½ bowl stainless steel sink with mixer taps, space for electric



cooker with extractor unit over, space for upright fridge/freezer, canopy skylight and uPVC stable door to rear garden. Door into cloakroom/utility room with low flush WC, pedestal wash hand basin, space and plumbing for washing machine and tumble dryer.

Upstairs there is a landing with loft access and an airing cupboard housing the wall-mounted Worcester mains gas boiler and slatted shelves. Bedroom 1 has a box bay window to the front enjoying views to Dartmoor, exposed wood floor, fitted wardrobe and vanity desk unit with extensive drawers. Bedroom 2 has a window to the rear with views over garden and bedroom 3 with window to the front. The family bathroom comprises a panel enclosed bath with mixer taps

and shower attachment, glass shower screen, vanity wash hand basin, low flush WC with concealed cistern and heated towel rail.

OUTSIDE To the front is a small gravelled garden area and attractive raised beds with flowers and shrubs, providing colour throughout the year, and a path to the front door. A passageway and gate to the side of the property leads to the attractive rear garden which is laid mainly to lawn with well-defined hedge and fence boundaries and views to Launceston Castle. There is a patio terrace, ideal for al fresco dining, timber shed and open-fronted covered seating area. Outside tap.

SERVICES Mains electric, water and drainage. Mains gas fired boiler for central heating and hot

water. Double glazed throughout. Council tax band B. Full EPC document available on request. Broadband: FTTP. For mobile phone coverage, please visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents & Auctioneers.

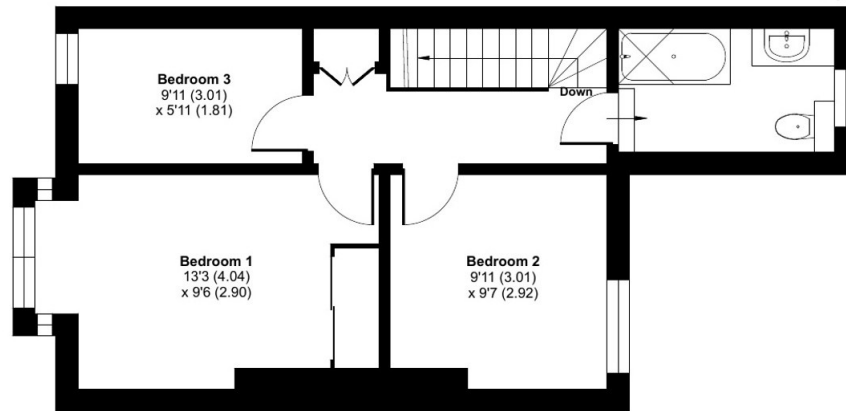
DIRECTIONS

Sat Nav: PL15 9AP

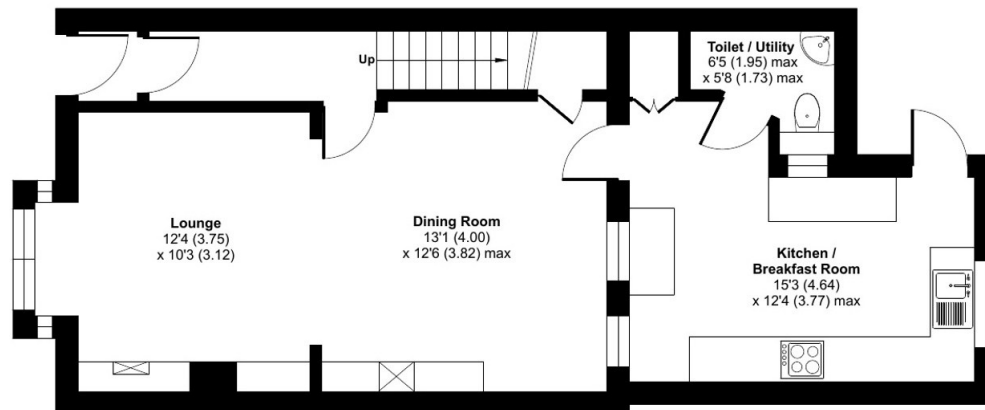
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Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1373732



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

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