



**35 Westgate Street,
Launceston, Cornwall, PL15 7AD**

Guide Price £199,950 Freehold





A remarkably spacious Grade II Listed townhouse with a large rear garden close to the town centre amenities

- No Onward Chain
 - 4 Bedrooms
- Kitchen/Dining Area
 - 2 Bathrooms
 - Lounge
- Enclosed Courtyard & Generous Garden
 - Grade II Listed
- EPC D & Council Tax A

SITUATION Located within walking distance of the town centre with its range of shops, boutiques and pubs. There are numerous sporting and social clubs together with a fully equipped leisure centre nearby. Launceston has doctors', dentists' and a veterinary surgery together with supermarkets and education facilities up to A-level standard.

The A30 is less than a mile from the town centre 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.

DESCRIPTION The property has been owned by the current vendors and occupied by the family for the last 6 years, with the installation of a new kitchen, bathrooms and floor coverings. The property offers a unique opportunity for

extensive accommodation close to the town centre and is worthy of an early inspection.

The accommodation is illustrated on the floorplan and briefly comprises: glazed door into kitchen/dining room with a range of fitted base and wall units with laminated work surfaces over, inset stainless steel double sink with mixer tap, appliance space for oven with extractor unit over, space and plumbing for dishwasher, pantry cupboard and tiled floor.

Opening into the dining area which leads into the lounge with glazed door to the enclosed sun terrace. Steps lead up to the utility room with sink, space and plumbing for washing machine, cupboard containing the wall-mounted gas boiler and hot water tank and a door to the study with velux window to the rear.



Contemporary shower room with walk-in shower, pedestal wash hand basin and low flush WC.

From the lounge, the inner hall has a cloakroom with low flush WC and wash hand basin and access to a second entrance hall with door to the front of the property and stairs to the first floor.

The first floor offers a spacious landing with stairs rising to the second floor and doors into two bedrooms with windows to the front aspect and views towards Launceston Castle. The landing extends to a hallway leading to the third bedroom with built-in wardrobe and views over the rear garden. The family bathroom comprises a panel enclosed bath with shower over and sculpted

glass shower screen, low flush WC, pedestal wash hand basin and louvre doors to linen cupboard.

The second floor opens into the main bedroom with deep cupboard and large adjoining dressing room.

OUTSIDE There is a gravelled sun terrace with raised decked patio to the rear, ideal for al fresco dining. Steps lead up to a lawned garden with well-defined hedge and fence boundaries, seating area and stunning views to Launceston castle

SERVICES Mains electric, water and drainage. Mains gas-fired boiler for central heating and hot water. Council Tax Band A. Full EPC document 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.

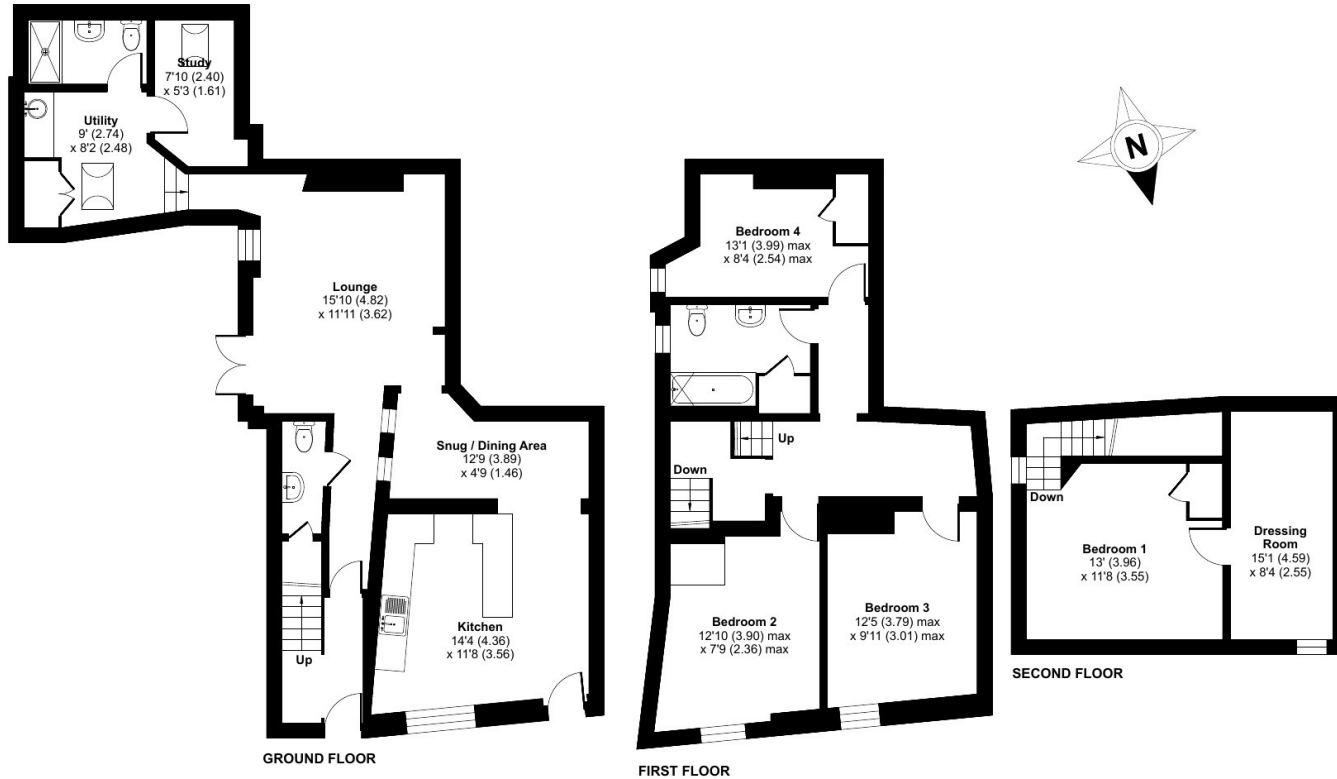
DIRECTIONS On foot from the town centre, proceed along Westgate Street passing Donna's Flowers on the left-hand side. The property is the next property on the left-hand side, directly opposite the multi-storey car park.

Sat Nav: PL15 7AD

What3Words: ///ditching.darts.spoiler

Approximate Area = 1663 sq ft / 154.4 sq m

For identification only - Not to scale



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: 1372379



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

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