



14 Bounsalls Lane  
Launceston | Cornwall



Town • Country • Coast

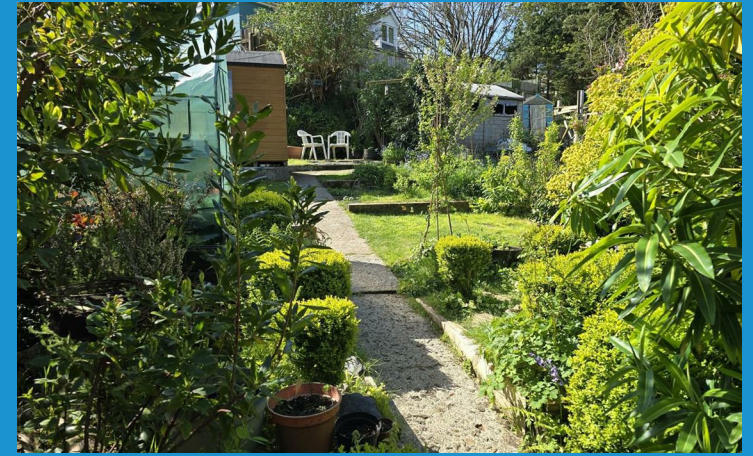


A 3 bedroom semi-detached house situated on the edge of Launceston with an enclosed garden at the rear and great views across the town towards the Norman Castle at the front.

The property is accessed via steps at the front with a small garden area and a door leading into the hallway. Stairs rise to the first floor and there is a door into the living room, which has a box bay window at the front and a nice outlook across the town. There is a spacious open-plan kitchen and dining room at the rear which is a great family space. A rear window overlooks the garden and a side doorway provides access to a side pathway.

On the first floor, there are the 3 bedrooms with the front bedroom enjoying a fine view towards the castle. Bedroom 2 is a good size double with space for free standing furniture and bedroom 3 is a good sized single currently used as an office. All bedrooms share the family bathroom. Storage is provided by an understairs storage cupboard and a landing storage cupboard. At the rear there is a lean-to which has a gardeners WC and the central heating boiler.

The rear garden has been beautifully landscaped and includes patio areas ideal for sitting out, various beds with a range of plants and shrubbery alongside a storage shed plus some lawned areas.



### 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 postcode to the property PL15 9AB. The property doesn't come with allocated parking so we would advise parking at Race Hill car park in Launceston Town Centre and proceed to the property on foot. From Race Hill car park, proceed up Race Hill and take the first right hand turning onto Bounsalls Lane. Proceed along this road and the property can be found on the left hand side. Parking permits are available in the area.

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**Entrance Hallway**

**Living Room**  
10'5" x 13'1" max (3.18m x 3.99m max )

**Kitchen/Dining Area**  
14'10" x 10'10" (4.54m x 3.32m)

**First Floor Landing**

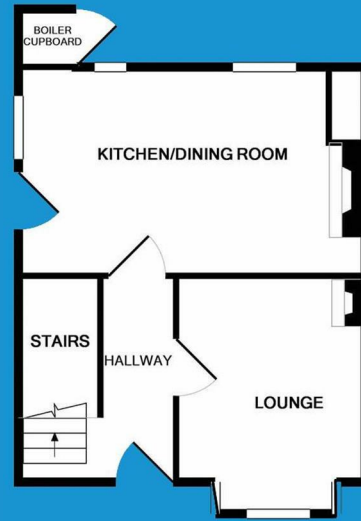
**Bathroom**  
5'10" x 5'1" (1.80m x 1.57m)

**Bedroom 1**  
10'5" x 10'2" (3.20m x 3.10m)

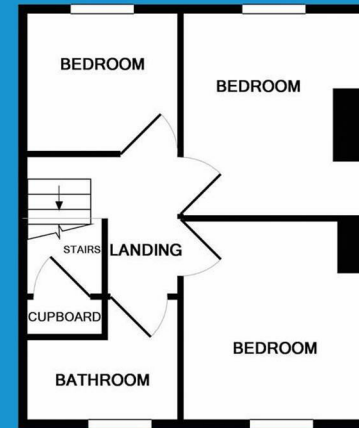
**Bedroom 2**  
10'11" x 9'1" max (3.35m x 2.79m max)

**Bedroom 3**  
7'6" x 7'3" (2.31m x 2.21m)

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band B.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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