



1 Dockacre Court  
Launceston | Cornwall



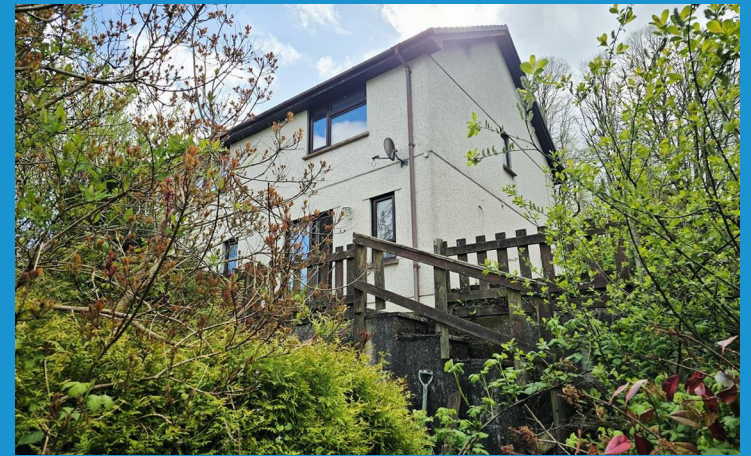
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A spacious 2 bedroom end of terrace property with far reaching views and parking for 3 or 4 vehicles plus an extensive garden at the rear. The property can be found on the outskirts of Launceston and has no onward chain.

The accommodation includes a useful entrance porch with space for coats and shoes and a door into an open-plan kitchen and breakfast room with 2 front facing windows. The kitchen features a range of units and the breakfast room allows space for a table and chairs. A door leads through to a generous living room which has a window to the rear and patio doors to the rear featuring far reaching countryside views across to Dartmoor.

On the first floor there are 2 bedrooms with the main bedroom being a great size and taking full advantage of the elevated panoramic view at the rear. There is also a well presented shower room on the first floor. There is a patio area which wraps around the side and rear of the property, providing an ideal entertaining space with great views. Steps lead down to the garden which is a great size, although currently overgrown there is great potential for a buyer.



### 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 PL15 8BW. Exit the town centre down St Thomas Road passing The Castle. After a short distance turn right into Wooda Road and continue ahead passing St Thomas Hill on your left. As the road bears to the right continue ahead and the property will be seen on your left hand side.

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**Porch**  
4'1" x 3'4" (1.26m x 1.02m )

**Kitchen / Breakfast Room**  
14'0" x 9'9" (4.27m x 2.98m )

**Living Room**  
14'0" x 13'6" max (4.29m x 4.12m max)

**First Floor**

**Bedroom 1**  
13'11" x 9'9" (4.26m x 2.98m )

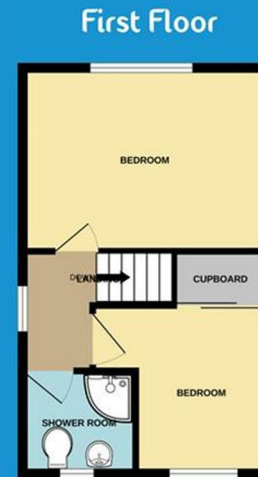
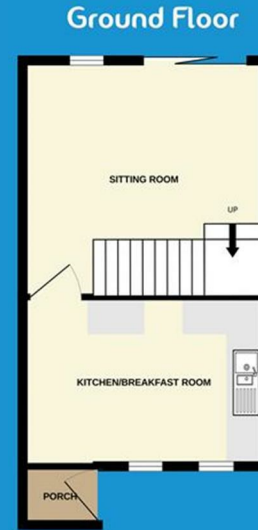
**Bedroom 2**  
9'10" x 7'2" (3.00m x 2.19m )  
Plus Door Recess

**Shower Room**  
6'3" x 5'8" (1.92m x 1.73m )

**Services**  
Main Electricity, Water and Drainage.  
Council Tax Band A  
Heating:- Electric Heaters

**Agents Note**  
The neighbouring properties have a right off access over the shared driveway.  
The property owns the lay by out the front of the properties.

| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           | <b>87</b>               |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   |           |                         |
| (39-54) <b>E</b>                                   | <b>55</b> |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <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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