



Tavistock Road  
Launceston | Cornwall



Town • Country • Coast



A 2 bedroom top floor retirement apartment situated in a popular location on the edge of the town with lovely far reaching views over the Tamar Valley. The property is one of the largest within this purpose built block of apartments for residents over the age of 55. Available with no onward chain.

A communal lift takes you up to the top floor of the building where you find the private front door off a communal hallway. You step into a hallway which leads past a useful study area with a velux window. Beyond here is a useful dining area which is also side aspect with a velux window. Opposite the dining space is a side aspect kitchen with a good range of eye and base level units. Off the hallway are glazed double doors into a very bright and spacious triple aspect sitting room. Stunning elevated views are enjoyed from the Juliet balcony overlooking the Tamar valley and Dartmoor beyond.

At the rear of the apartment are 2 double bedroom and 2 bathrooms. The master bedroom has a fantastic view plus a Juliet balcony. There are plenty of built in bedroom furniture and space for a double bedroom. Bedroom 2 is a side aspect double bedroom also with a pleasant outlook and 2 large built in wardrobes. Both bedrooms share a bathroom which is a good size together with a matching 3 piece suite. Off the rear hallway is a separate shower room with a built in shower enclosure.

The property is in a convenient location to walk to nearby amenities including Tesco, Retail Park and the Town Centre. There is parking located around the building available on a first come first served basis



### 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 for the property is PL15 9HF. What Three Words 'stance.metro.merely' will take you to the property. The property can be found on the outskirts of town on Tavistock Road, set back behind Pendrucombe House just after the double roundabout near to Tesco.

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## Entrance Hallway

## Shower Room

## Study

10'5" x 7'2" (3.20m x 2.20m )

## Kitchen

10'5" x 9'10" (3.20m x 3.00m )

## Dining Room

10'6" x 9'10" (3.20m x 3.00m )

## Sitting Room

20'8" x 12'6" (6.30m x 3.81m )

## Bedroom 1

15'5" x 10'6" (4.70m x 3.20m )

Including 3 Wardrobes

## Bedroom 2

12'9" x 9'10" (3.90m x 3.00m )

Including 2 Wardrobes

## Bathroom

With Airing Cupboard

## Services

Mains Electric, Water and Drainage

Council Tax Band TBC

## Agent Note

The property lease expires in 2989.

The current service charge is £803 twice a year and includes water supply.

No pets are allowed on the lease.

The property is subject to a restrictive covenant limiting ownership to those 55 year of age and over.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 74                      |
| England & Wales                             |         | 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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