



The Terrace

Bathpool | Launceston | Cornwall



Town • Country • Coast

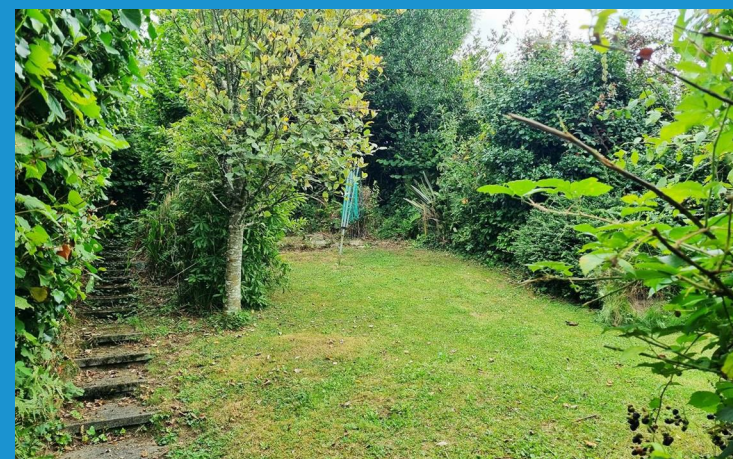
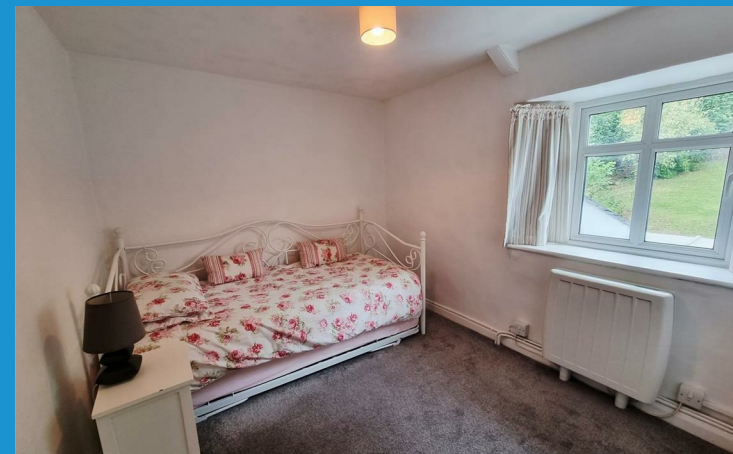


An attractive two bedroom terraced character cottage in a picturesque village location with gardens to the front and rear.

The front garden has established shrubs and a path that leads you to the sun room and the entrance to the property. The accommodation is well-presented throughout and has a wealth of character. The living room has a feature fireplace with a wood burner inset. The bathroom has a white three piece suite and a heated towel rail. The kitchen/dining room is a light and airy room and offers plenty of space for a table and chairs.

On the first floor there are two good sized bedrooms. Bedroom 2 overlooks the garden and has built in storage cupboards.

Outside to the rear of the property, steps ascend through the garden which is laid to lawn and from the top, over looking the rooftops there are far reaching views towards the countryside. The property has the benefit of a garage and is offered for sale with no forward chain.



Situation

The picturesque hamlet of Bathpool lies within equal distance of 3 major towns, Liskeard (which has a mainline railway station), Launceston and Callington. The neighbouring village of Upton Cross benefits from a primary school, public house and parish church. Launceston is an ancient town steeped in history with the imposing 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 Cornwall 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 Plymouth and Exeter. 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 7NW. From Launceston town centre proceed along Western Road towards Pennygillam roundabout. Take the 3rd exit signposted towards South Petherwin (B3254). Proceed along this road, passing through the village of South Petherwin and Slipper Hill and at Congdon's Shop crossroads proceed straight ahead. Continue along this road passing through Berrow Bridge and Middlewood, where at the top of the hill you will see a left hand turn signposted Bathpool. Follow this road into Bathpool and proceed through the village where the property is located.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Sun room

15'1" max x 6'10" (4.62m max x 2.10m)
4.62m narrowing to 4.23m

Living Room

14'0" x 11'10" (4.27m x 3.63m)

Bathroom

4'11" x 6'5" (1.52m x 1.98m)

Kitchen

15'5" max x 9'1" (4.71m max x 2.79m)
4.71m narrowing to 4.24m

Bedroom 1

14'0" max x 11'3" (4.28m max x 3.45m)
4.28m narrowing to 3.94m

Bedroom 2

10'9" max x 7'11" (3.29m max x 2.43m)
3.29m narrowing to 2.79m

Services

Mains Electricity, Water and Drainage.
Council Tax Band B.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast