# St. Johns Road

Launceston | Cornwall

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## Price Guide £249,900

Tucked within a popular residential area is this updated semi detached house. The property benefits from a refitted kitchen and shower room along with new uPVC window and doors plus a newly installed gas central heating system. Outside the property has off road parking and an enclosed rear garden.

From the driveway you step into a porch with a WC leading off. A half oak glazed door opens into the kitchen with a contemporary range of eye and base level units with a peninsula island. There are also a further range of units against one wall leaving space for appliances. The sitting/dining room overlooks the rear garden and has a feature box bay window.

On the first floor are 3 bedrooms and a refitted family shower room. The master bedroom has an elevated view over the rear garden with a box bay window. Bedroom 2 is another double bedroom with space for freestanding furniture. All of the bedrooms share a refitted family shower room with a double shower enclosure.

The property is approached off the road onto a driveway for 2 vehicles. This extends down the side of the property. The rear garden is fully enclosed to all sides and has been landscaped with low maintenance gardening in mind. There is scope for a purchase to create a garden of their own design and style.

**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 postal code is PL15 7DB. From the town centre follow Western Road towards Pennygillam. At the traffic lights turn right and follow this road. Turn first left and following this road and turn left again where the property will be seen on your right.

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**Entrance Porch**
6'8" x 5'3" (2.04m x 1.61m )

**WC**
4'4" x 2'5" (1.33m x 0.76m)

**Kitchen**
15'7" x 8'11" (4.77m x 2.74m )

**Sitting Room**
12'10" x 12'5" max (3.92m x 3.80m max)

**Inner Hallway**

**Rear Porch**
4'4" x 4'2" (1.34m x 1.29m )

**First Floor**

**Bedroom 1**
14'8" x 9'7" (4.49m x 2.94m )

**Bedroom 2**
9'8" x 8'11" (2.95m x 2.74m )

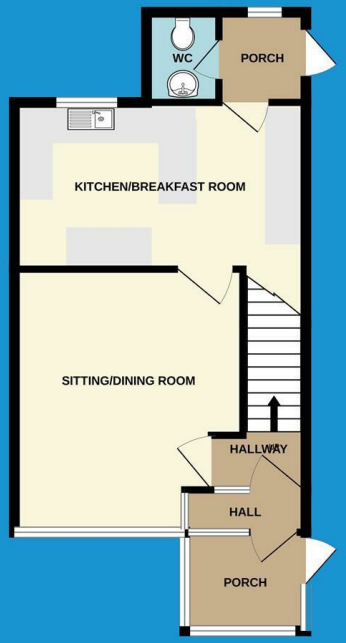
**Bedroom 3**
8'4" max x 5'9" (2.55m max x 1.76m )

**Bathroom**
5'8" x 5'4" (1.75m x 1.64m )

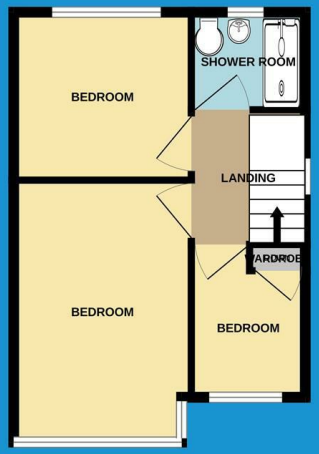
**Services**
Mains Electricity, Gas, Water & Drainage.
Council Tax Band B.

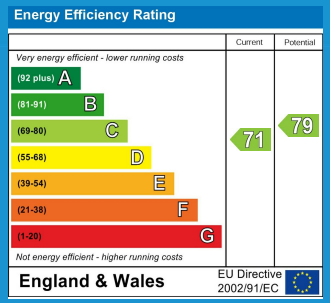
**Agents Note**
The freestanding kennels and garden shed are not included within the sale.

## Ground Floor




## First Floor



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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