



3 Western Terrace  
Launceston | Cornwall



Town • Country • Coast



Enjoying fantastic views to the rear is this very well presented 2 double bedroom home recently updated and modernised throughout. The property enjoys a large tiered garden to the rear perfect for those with green fingers.

You step into a hallway with stairs to the first floor landing. A door leads you into the front aspect sitting room with a wood effect floor. To the corner is a red brick fireplace (currently not in use). Overlooking nearby fields in the rear aspect kitchen/dining room. The kitchen has been totally refitted and reconfigured by our vendors with a range of modern eye and base level units creating a very social space. Beyond here is a door to the outside plus a further door to the ground floor cloak room.

On the first floor are 2 double bedrooms plus a family bathroom. The main bedroom is a very generous size with plenty of room for a king size bed and freestanding furniture. Bedroom 2 enjoys an elevated view of the nearby valley with green fields. Both bedrooms share a family bathroom with a match 3 piece suite including a shower over the bath.

Adjoining the rear of the property is a private patio area ideal for sitting out in. The tiered garden is found the other side of this path and has been carefully landscaped by our vendors creating a seating area, vegetable patch, space for a green house and finally an area of lawn at the bottom. The garden is fully enclosed to all sides and is a very good size.

Our vendors have had the front and rear elevations external insulated and rendered improving the energy performance. The solar panels are owned by the property.

Although the property does not have private parking there is unrestricted on street parking opposite the terrace and down the hill.



### 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's, M&S Food Hall and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 7BP. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' where the property will be seen just after on your right hand side.

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**Entrance Hallway**

**Living Room**  
10'5" x 9'11" (3.18m x 3.04m )

**Kitchen / Dining Room**  
16'2" x 10'10" (4.94m x 3.31m )

**Rear Hallway**  
4'5" x 3'1" (1.37m x 0.96m )

**WC**  
3'11" x 2'2" (1.21m x 0.68m )

**First Floor**

**Bedroom 1**  
13'3" x 9'11" (4.06m x 3.04m )

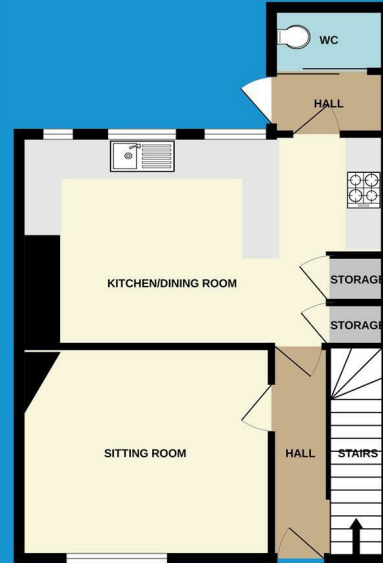
**Bedroom 2**  
11'0" x 8'6" (3.37m x 2.61m )

**Bathroom**  
7'6" x 5'5" (2.29m x 1.66m )

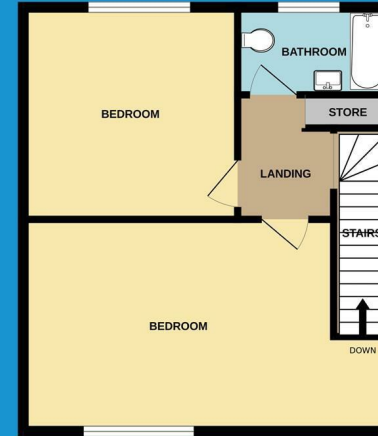
**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band A

**AGENT NOTE**  
There is a shared pathway running along the rear of the property used by neighbouring properties only.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>91</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>		
<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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