

Hollies Road

Launceston | Cornwall

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Guide Price £325,000







A spacious 3 bedroom dorma property situated in a peaceful, sought after location, on the outskirts of Launceston featuring wonderful views across the town and looking towards the Norman Castle. The property features a generous plot with gardens at the front and rear alongside two driveways at the front providing parking alongside a covered car port to one side and a garage at the other side.

The property is in need of updating but that does allow a potential buyer to put their own mark on the property. There is flexible accommodation which includes 2 bedrooms on the first floor alongside another bedroom on the ground floor. There are 2 reception rooms which are side by side at the rear of the house featuring great views across the garden towards Launceston. The ground floor accommodation also includes a kitchen and breakfast room with a covered porch at the side with the garage in behind.

On the first floor there are 2 double bedrooms, both of which have fitted wardrobes. There is a also a shower room with a separate WC. The back bedroom enjoys a great view across town and the surrounding countryside. The front garden is well stocked with a range of plants and shrubbery with a path to the property. There are two driveways providing parking, with a covered car port to one side and the covered porch and garage to the other side. The rear garden is a great size with a raised patio enjoying great views and a sizable lawned area with a range of plants and shrubbery.







Situation

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 Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8HB. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the road, taking the left hand turning for Underhays lane, then taking the next left hand turning for Hollies Road. Follow the road down and the property will be seen ahead. What3Words – ruler.stammer.transit

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Entrance Hallway

Covered Area
12'5" x 9'10" (3.79m x 3.01m)

Kitchen
10'11" x 10'0" (3.33m x 3.06m)

Dining Room
10'11" x 10'0" (3.33m x 3.07m)

Living Room
16'10" x 10'10" (5.15m x 3.31m)
3.31m narrows to 2.91m

Bedroom / Study
10'11" x 6'10" (3.33m x 2.10m)

First Floor

Bedroom
10'11" x 8'4" (3.33m x 2.56m)
2.56m narrows to 2.11m

Bedroom
13'7" x 13'3" (4.16m x 4.04m)
4.16m narrows to 3.27m
4.04m narrows to 3.32m

Shower Room
6'1" x 5'6" (1.87m x 1.70m)

WC
6'9" x 2'4" (2.06m x 0.73m)

Garage

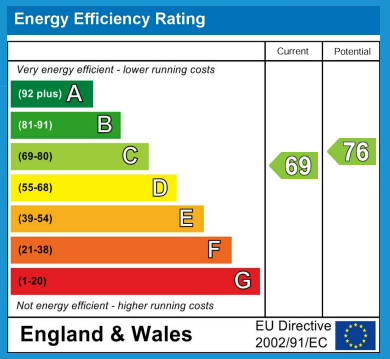
Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band D

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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