



3 Westbridge Road
Launceston | Cornwall



Town • Country • Coast



A deceptively spacious 3 bedroom character property with an additional loft room situated in a convenient location within walking distance of the local river. The property features spacious living accommodation with an enclosed garden at the front and there is on street parking available at the front.

Entrance to the property is into a porch and hallway, with stairs to the first floor and a door leading into an impressive open-plan living room and dining room which is a great sized reception space. At the back of the property, there is an impressive open-plan kitchen and breakfast room with a range of modern wall and base units, plenty of space for table and chairs and a window overlooking the garden. Here the central heating boiler is situated, concealed in a corner cupboard.

On the first floor, there are 3 bedrooms with the main bedroom being a good sized double and then two further single bedrooms alongside a well appointed family bathroom. Stairs lead up to the second floor where there is a further loft room with velux windows and some great views.

At the rear, there is an enclosed garden laid to lawn with a wooden shed and extensive decked area to the rear of the property. A pathway at the side provides an external access to the garden.



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 property postcode is PL15 8HS.

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Porch

Hallway

Living Room / Dining Room

22'10" x 10'7" (6.97m x 3.23m)
3.23m narrows to 3.13m

Kitchen / Breakfast Room

12'7" x 11'11" (3.85m x 3.64m)

First Floor

Bedroom 1

12'7" x 11'9" (3.86m x 3.59m)

Bedroom 2

13'9" x 6'8" (4.20m x 2.04m)

Bedroom 3

10'9" x 6'7" (3.29m x 2.01m)

Bathroom

6'7" x 5'11" (2.02m x 1.81m)

Second Floor

Loft Room

15'9" x 9'8" max (4.81m x 2.95m max)
2.95m narrows to 2.17m with sloping ceilings.

Services

Mains Electricity, Water and Drainage.

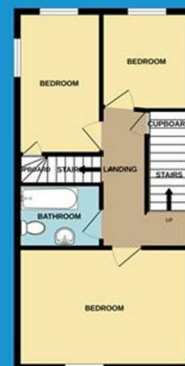
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

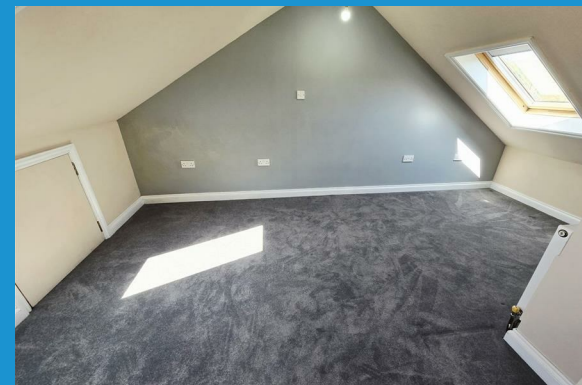
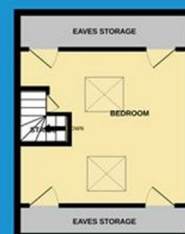
Ground Floor



First Floor



Second Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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