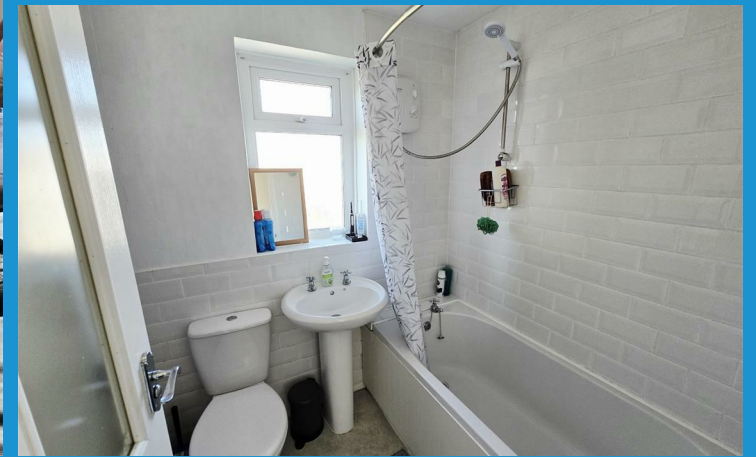




34 St. Johns Road
Launceston | Cornwall



Town • Country • Coast



A spacious 3 bedroom semi-detached house, which enjoys an enclosed rear garden, garage/workshop and plenty of off-road parking.

You step into a porch with a WC leading off. A door leads into an open-plan kitchen and dining room, which is a great space. The kitchen has a range of wall and base units and space for appliances. A door leads into the living room, with a stone fireplace and a bay window overlooking the garden. To the side there is a rear hallway with stairs to the first floor and a door into a rear porch which in turns leads into the garden.

On the first floor are 3 bedrooms and a family bathroom. The main bedroom is a great size with a feature box bay window. Bedroom 2 is another double bedroom with space for freestanding furniture. Finally, bedroom 3 is a rear aspect single bedroom. All bedrooms share the family bathroom with a matching 3 piece suite.

There is driveway parking at the front and side of the property, leading to the garage/workshop. There is a front garden which is lawned with plants and shrubbery. The rear garden features a patio area and a level lawned garden with a range of shrubbery and a courtesy door into the garage/workshop.



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 Hall 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 ahead; then take the first left and follow this road around and the property will be seen on your left.

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Entrance Porch

Cloakroom

Kitchen / Dining Room
15'8" x 8'8" (4.80m x 2.66m)
2.66m extending to 4.40m

Living Room
12'9" x 12'4" (3.91m x 3.78m)

Rear Porch

First Floor

Bedroom 1
14'6" x 9'6" (4.44m x 2.92m)

Bedroom 2
9'7" x 8'11" (2.94m x 2.72m)

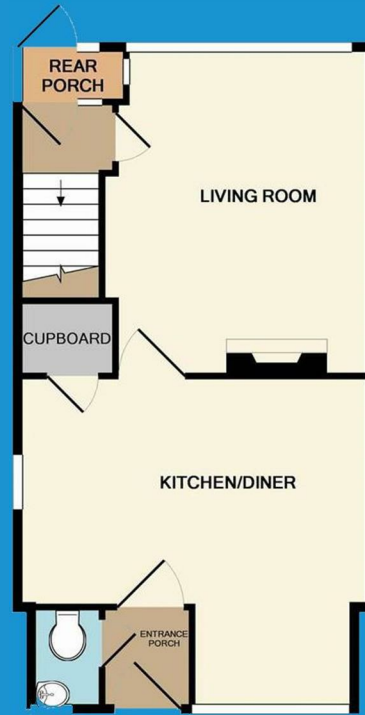
Bedroom 3
8'3" x 5'10" (2.54m x 1.80m)

Bathroom
5'10" x 5'3" (1.80m x 1.62m)

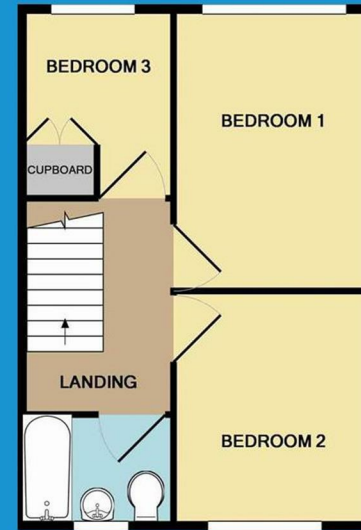
Garage
17'11" x 8'0" (5.48m x 2.46m)

Services

Mains Electricity, Gas, Water and Drainage
Council Tax Band C



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(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.

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