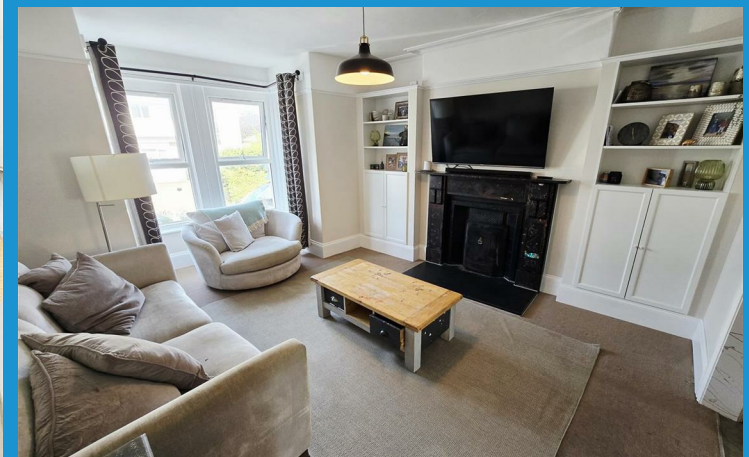




65 Dunheved Road
Launceston | Cornwall



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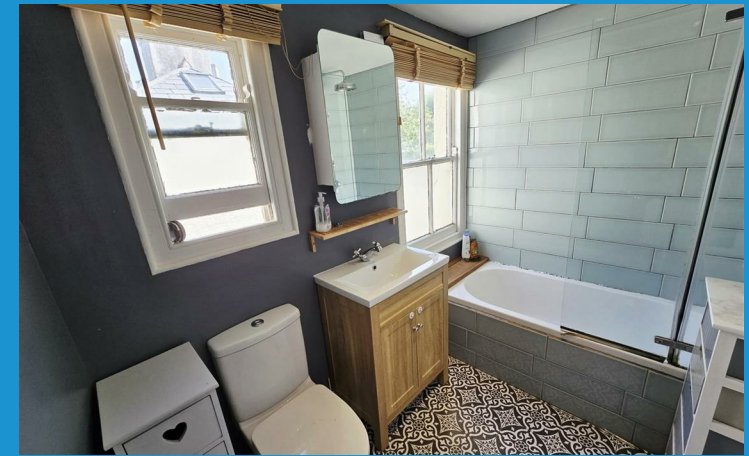


A deceptively spacious 4 bedroom period property with a wealth of character features with 2 reception rooms. The property is situated in a convenient location for the local college, town and amenities.

The property is accessed via steps up to a front garden area with a door into an entrance porch which in turn leads into the hallway. There is a spacious dining room, which could be utilised as an additional sitting room or family room with double doors into the rear garden. There is an impressive living room at the front with a bay window and feature fireplace.

At the rear of the property, there is an open-plan kitchen and breakfast room featuring a stylish kitchen with integrated appliances and space for a table and chairs and a stable door to the side. Beyond here there is a cloakroom/utility room with a WC and space for appliances.

On the first floor there are 4 bedrooms alongside a family bathroom. The front bedroom is a particularly good sized double room with a feature bay window at the front. At the rear there is a courtyard with double doors into the dining room. Steps lead up to a lawned garden, which is enclosed with a wooden shed.



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 Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode is PL15 9JH. WhatThreeWords:lonely.cringes.adverbs

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Entrance Hallway

Living Room

15'10" x 11'8" (4.84m x 3.57m)
4.84m narrows to 3.77m

Dining Room

16'7" x 12'9" (5.07m x 3.91m)
5.07m narrows to 4.04m

Kitchen/breakfast Room

17'6" x 9'0". (5.35m x 2.76m.)
2.76m is maximum.

Cloakroom

7'7" x 3'3" (2.33m x 1.01m)

First Floor

Bedroom 1

12'9" x 10'11" (3.91m x 3.35m)
3.35m narrows to 3.12m.

Bedroom 2

16'0" x 10'0" (4.88m x 3.06m)
4.88m into bay narrows to 3.77m.
3.06m narrows to 2.83m.

Bedroom 3

9'2" x 6'3" (2.81m x 1.91m)

Bathroom

7'9" x 5'5" (2.38m x 1.67m)

Bedroom 4

8'11" x 9'1" (2.72m x 2.77m)
2.72m narrows to 2.59m.

Services

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

Ground Floor



First Floor



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



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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