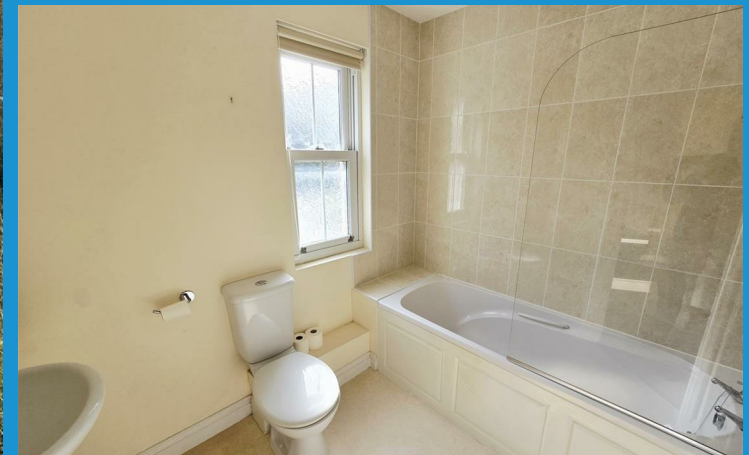




**8 Duchy View**  
Launceston | Cornwall



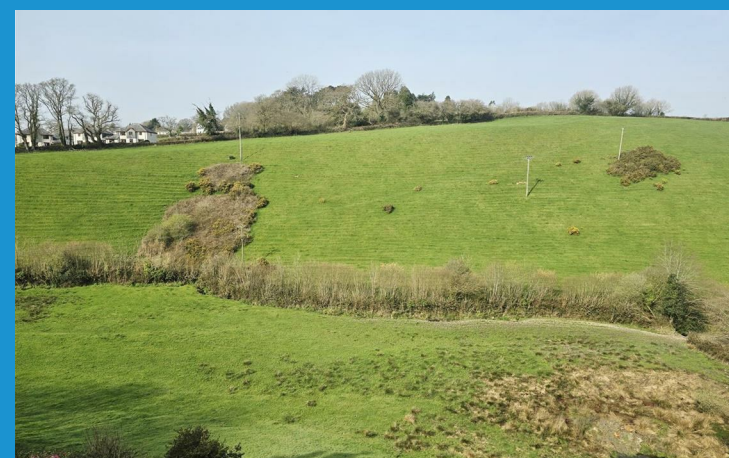
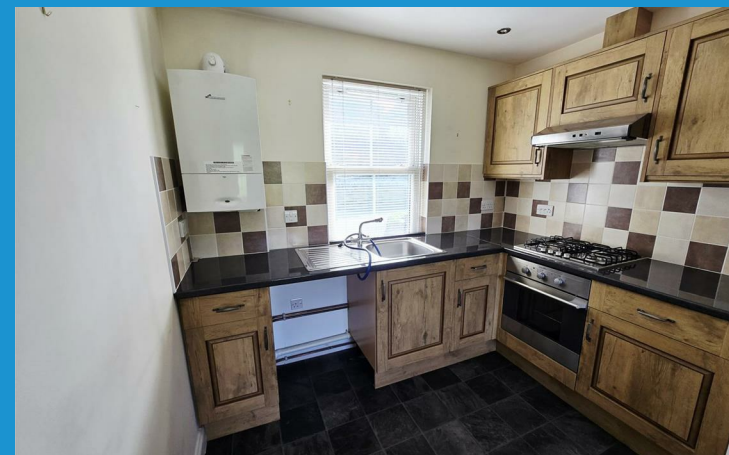
Town • Country • Coast



A spacious double bedroom maisonette with an additional study area situated on the outskirts of the town featuring lovely country views at the rear and a private parking space. **THE VENDOR IS OFFERING A 5% DEPOSIT CONTRIBUTION FOR FIRST TIME BUYERS!**

The property has its own front door which opens into a spacious hallway with a storage cupboard. Stairs rise to the first floor where there is an open landing area which could be utilised as an office/study area which is dual aspect with a front facing window plus a rear facing window in the stairwell featuring the country views. A door leads into the main landing where there are doors into the bedroom and bathroom alongside a useful airing cupboard with a radiator.

There is a generous living room with a rear facing window taking full advantage of the country views and open-plan to the kitchen which has a range of wall and base units. The bedroom is a good sized double room and the bathroom is well presented. No onward chain.



### 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 postal code for the property is PL15 7BQ. What Three Words 'gratuity.tearfully.destined' will take you to the property. From Launceston, proceed out of town centre on to Western Road towards Pennygillam Roundabout where the property will be seen on your right hand side.

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**Ground Floor Hallway**  
 8'7" x 5'10" (2.62m x 1.79m)  
 Plus An Understairs Storage Cupboard

**Landing / Study Area**  
 8'0" x 5'10" (2.45m x 1.79m)

**Hallway**  
 With A Recessed Area and Airing Cupboard

**Bedroom**  
 11'10" max x 9'8" max (3.63m max x 2.97m max)  
 Irregular Shape

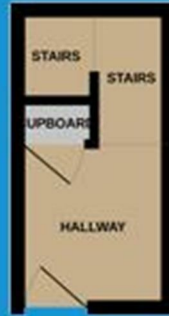
**Bathroom**  
 7'11" max x 6'3" max (2.42m max x 1.93m max)  
 Irregular Shape

**Living Room**  
 16'4" x 9'7" (4.98m x 2.93m )  
 4.98m narrows to 3.71m

**Kitchen**  
 8'8" x 6'0" (2.66m x 1.85m )

**Services**  
 Mains Electricity, Gas Water & Drainage.  
 Gas Central Heating.  
 Council Tax Band A.

**Lease**  
 The property lease is held for 999 Years from 1st January 2008.  
 The service charge payment for the current year is to be confirmed.... and this includes the building insurance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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