



Duke Street
Launceston | Cornwall



Town • Country • Coast



Overlooking a landscaped rear garden with views towards town is this modern individual detached bungalow. Offering well planned accommodation including 2 double bedrooms and a fantastic open plan sitting/dining/kitchen. To the side of the property is tandem off road parking for 2 vehicles plus an EV charging point.

Off the brick paved driveway is a door into an inviting hallway with a shallow built in storage cupboard. From here you lead into the generous dual aspect kitchen/dining which is a lovely light and airy space. The sitting area has French doors providing access and a view over the rear garden. Open plan access is given to the kitchen/dining room with a range of contemporary eye and base level units including integrated appliances.

A glazed door opens into an inner hallway with doors to the 2 bedrooms and shower room. The main bedroom is rear aspect and is a comfortable double bedroom. Bedroom 2 is a small double and currently used as a dressing room. Between the 2 bedrooms is a well presented and modern shower room with a double shower enclosure. All rooms have zoned underfloor heating offering even heat throughout the property.

The property is located just off Duke Street over a private lane. To the side of the property is a driveway offering parking for 2 vehicles in tandem plus an EV charging point. To one side is a right of way for the neighbouring property. Spanning the width of the property is a South facing patio area enjoying an elevated view over the garden. Steps lead down to a generous garden with a feature Walnut Tree. There is an area of lawn interspersed with a range of specimen shrubs and plants giving colour and interest all year around. To the corner of this garden is a concrete base ready for a garden 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 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 our office exit the town down St Thomas Road towards Newport. At the traffic lights proceed ahead and at the mini round about proceed up St Stephens Hill. Turn left opposite the church into Duke Street. Following this road and turn left into a private shared lane where the property can be seen on your right. WhatThreeWords: limped.bunny.sneezing

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Entrance Hallway
7'1" x 3'8" (2.16m x 1.12m)
Kitchen / Dining Room
14'11" x 9'9" (4.57m x 2.98m)
Sitting Room
16'2" x 10'0" (4.94m x 3.06m)

Inner Hallway

Bedroom 1
9'6" x 8'9" (2.92m x 2.67m)

Bedroom 2
9'1" x 8'9" (2.77m x 2.67m)

Shower Room
6'3" x 5'1" (1.92m x 1.57m)

Services

Mains Electricity, Gas, Water and Drainage

Council Tax Band C

Under Floor Heating

Agent Note

There is a Walnut Tree in the garden which has been recently serviced by a registered tree surgeon.

Agent Note

A shared lane leading to the bungalow.
The outside drive way belongs to the bungalow however the neighbouring property has access across to enter the rear of their property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(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	

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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