



18 Dowl Close

Western Road | Launceston | Cornwall



Town • Country • Coast



A modern and well presented 2 bedroom apartment positioned on the second floor of this building which has lift access and is conveniently located for Launceston Town, the nearby Asda, bus stop and town centre.

You enter the property into a spacious hallway with access to all rooms and a recessed area ideal for a dining space. The kitchen offers a range of eye and base level units. Double doors open into the front aspect sitting room offering plenty of natural light from the floor to ceiling sliding door with Juliette balcony enjoying a view towards Chapel.

The master bedroom is also front aspect and offers plenty of room for a king size bed and wardrobes. The second bedroom is side aspect and is a small double room perfect for guests. The apartment benefits from underfloor heating throughout. Both bedrooms share a shower room with a double shower enclosure.

To the side of the building is a security entrance door with a telephone intercom system. Beyond there is a communal hallway and lift accessing all floors throughout the building. To the rear of the building is an allocated off road parking space private to the apartment.

The property has had all the carpets removed ready for a purchaser to choose floor coverings to their own taste and style.



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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode PL15 7BJ. From Launceston, proceed out of town on to Western Road and the property can be found on your left hand side immediately after the petrol station. Follow the road and visitor parking can be found behind the building.

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Entrance Hallway

Dining Area
7'0" x 6'10" (2.14m x 2.09m)

Sitting Room
15'6" max x 10'2" (4.73m max x 3.11m)

Kitchen
9'4" x 9'0" (2.86m x 2.75m)

Bedroom 1
12'11" x 9'4" (3.94m x 2.86m)

Bedroom 2
9'6" x 8'8" (2.92m x 2.66m)

Shower Room
7'1" x 6'6" (2.17m x 2.00m)

Services

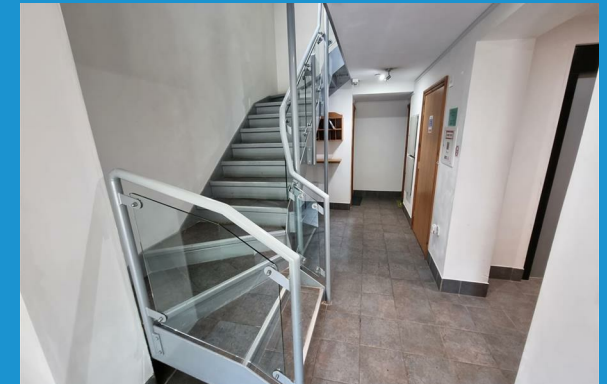
Mains Electricity, Gas, Water and
Drainage.

Council Tax Band

Service Charge Amount:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(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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