22 Tredydan Road

Launceston | Cornwall

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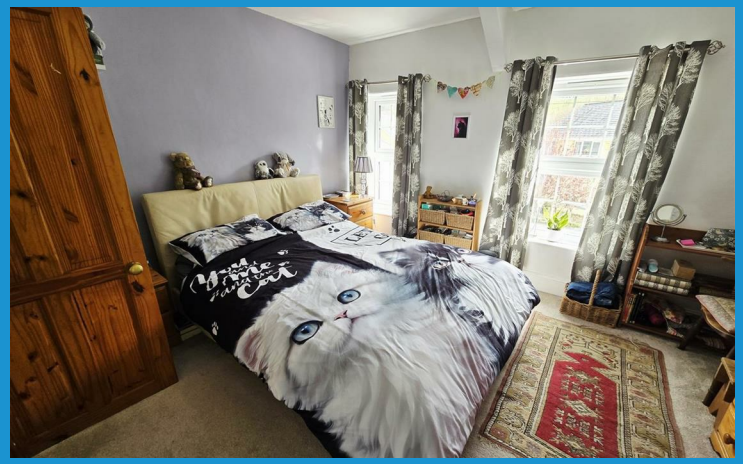
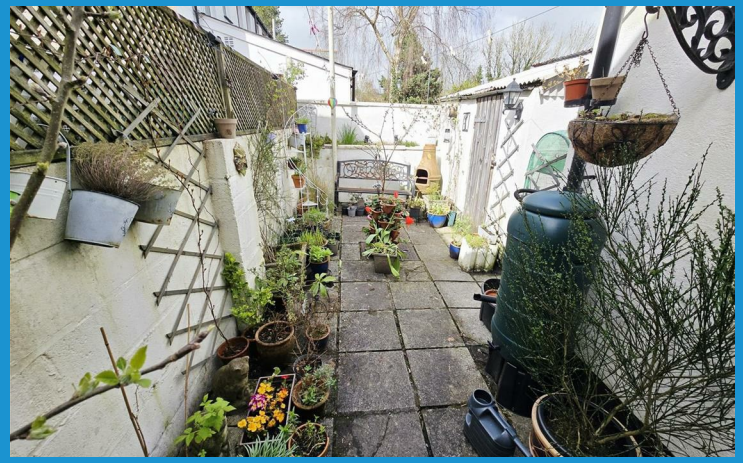
Guide Price £175,000





A well presented and deceptively spacious 2 bedroom character cottage situated in a peaceful tucked away position on the outskirts of Launceston. The property has a courtyard garden at the rear alongside a useful store and there are views across fields.

The accommodation includes a useful entrance porch with space for coats and shoes with a door into the main room which is an impressive open-plan, dual aspect living room and kitchen. This generous room offers plenty of living space, with stairs to the first floor and a door through to a rear hallway with a back door and a door into the shower room.

On the first floor there is the landing with a useful storage cupboard and a rear facing window providing plenty of light. The back bedroom is a good sized single bedroom, overlooking the courtyard garden at the rear. The front bedroom is a really good sized doubled bedroom, with two windows at the front providing the lovely outlook looking across to Launceston Castle.

At the rear there is an enclosed courtyard garden, a great space to sit out and enjoy the good weather! There is a useful storage out-house.

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 8HY. From the town proceed down St Thomas Road and take the left hand turning just before the traffic lights onto Tredydan Road, proceed along this road where the property can be seen on your right hand side.

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Entrance Porch
5'2" x 4'7" (1.60m x 1.42m)

Living Room / Kitchen
21'5" x 12'4" (6.55m x 3.78m)
3.78m narrows to 2.73m

Rear Hall

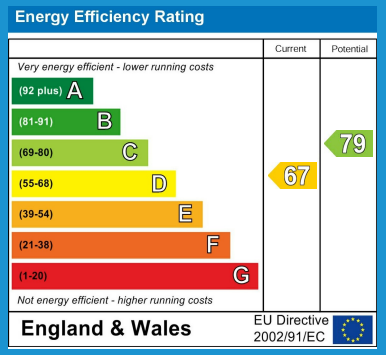
Shower Room
5'6" x 4'7" (1.69m x 1.41m)
1.69m extends to 2.61m

First Floor

Bedroom 1
12'5" x 10'10" (3.79m x 3.32m)
3.79m extends to 3.95m

Bedroom 2
10'4" x 7'4" (3.15m x 2.24m)
2.24 extends to 2.42m

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



Ground Floor

First Floor

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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