



**17 St Marys Road, Lanstephan
Launceston, Cornwall, PL15 8JW**

Guide Price £149,950 Freehold





A mid-terrace house with garden and views to Launceston Castle

- No Onward Chain
 - 3 Bedrooms
- Kitchen/Breakfast Room
- Separate Utility Room
- Lounge with Views
- First Floor Bathroom
- Front & Rear Garden
- EPC D & Council Tax B

SITUATION Located in an established residential area on the edge of Launceston town, approximately ½ a mile from Spar and Homeleigh Garden Centre. Launceston offers a comprehensive range of amenities including supermarkets, doctors', dentists' and veterinary surgeries, together with educational facilities, numerous sporting clubs and a testing 18-hole golf course within ½ mile.

The vital A30 is less than 2 miles away and connects the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.



DESCRIPTION A mid-terrace ex-local authority property, believed to have been built in the 1970's.

With some cosmetic improvement, the property would make a comfortable family home.

The accommodation is clearly illustrated on the floorplan and comprises: part glazed entrance door with side casement opening into the hallway with stairs rising to the first floor, understairs recess and cloaks cupboard with louvre doors.

The kitchen/breakfast room has a range of base and wall mounted unit, inset 4 ring stainless steel hob with oven under, inset 1½ bowl stainless steel sink with mixer taps, space and plumbing for washing machine and space for undercounter fridge. Window to rear aspect and door opening into the utility room with base and wall mounted units and consumer box.



Glazed door with side casement opening onto rear garden. From the kitchen door into the lounge with laminate floor, window to front aspect enjoying glorious views to Launceston Castle and surrounding countryside beyond.

First floor landing has access to the loft space and doors to all rooms including bedroom 1 with window to rear aspect with views over the rear garden and wardrobe recess. Bedroom 2 window to front aspect with views towards Launceston Castle. Bedroom 3 window to rear aspect with views over rear garden. The family bathroom has a panel enclosed bath with electric wall mounted shower, tiled shower recess, wash hand basin and airing cupboard with factory lagged hot water tank with fitted immersion. Separate cloakroom with low flush WC.

OUTSIDE From the extensive tarmac communal parking area there is a path to the front garden which is laid mainly to lawn with concrete path and steps leading to front door.

The rear garden is laid mainly to lawn with well defined hedge and fence boundaries. There is a shared pathway with gate to a further communal parking area.

SERVICES Mains water, electricity and drainage. Double glazed throughout. Electric night storage heating (we believe there is mains gas in the locality). Council tax band B. Full EPC available on request. For Broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these



VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers

DIRECTIONS

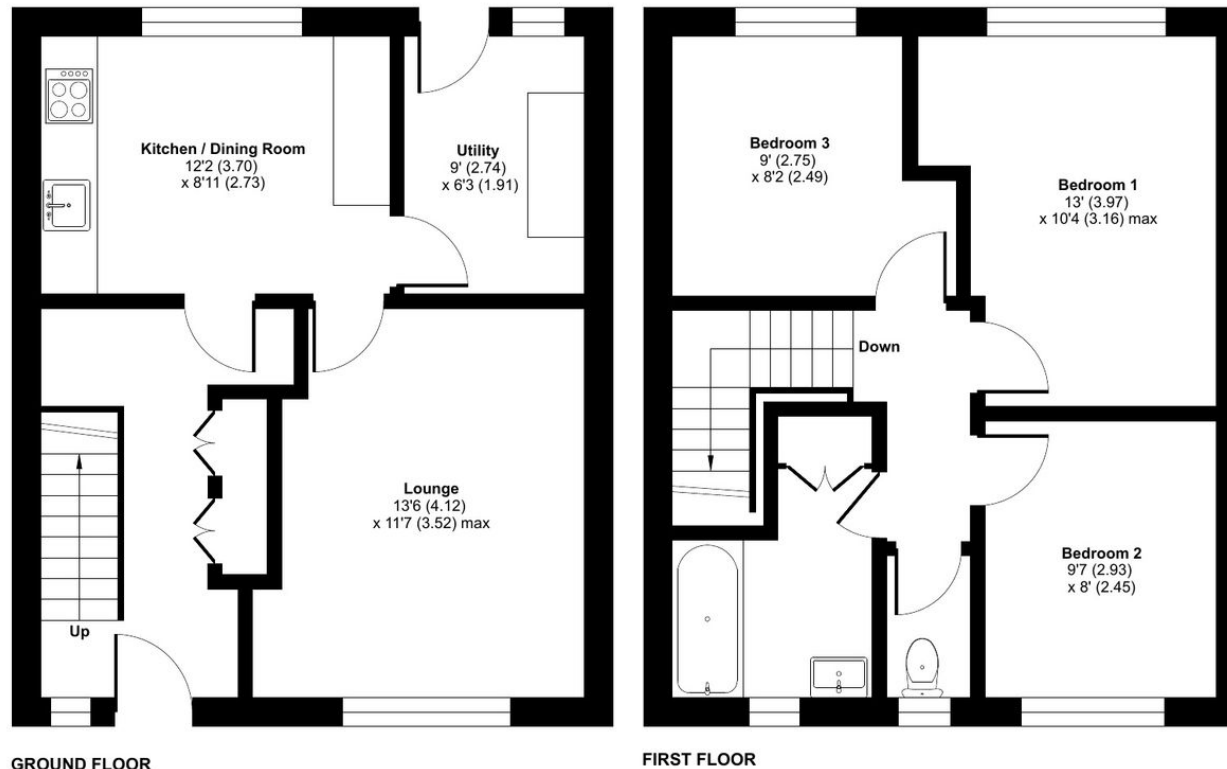
Sat Nav: PL15 8JW

What3Words: [///barman.mindset.comforted](https://www.what3words.com/PL158JW)



Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1454752



For more information or to arrange a viewing, please contact us:

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