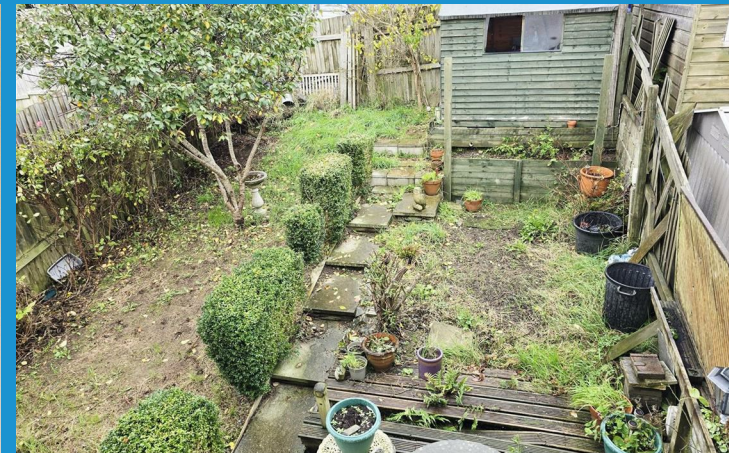




St. Leonards Road
Lanstephan | Launceston



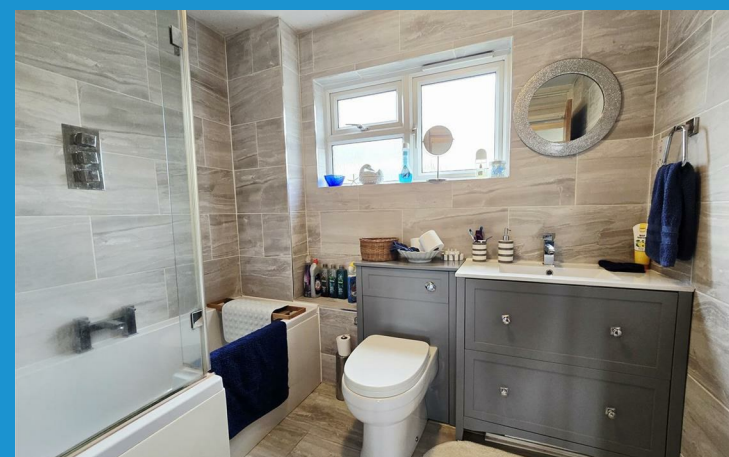
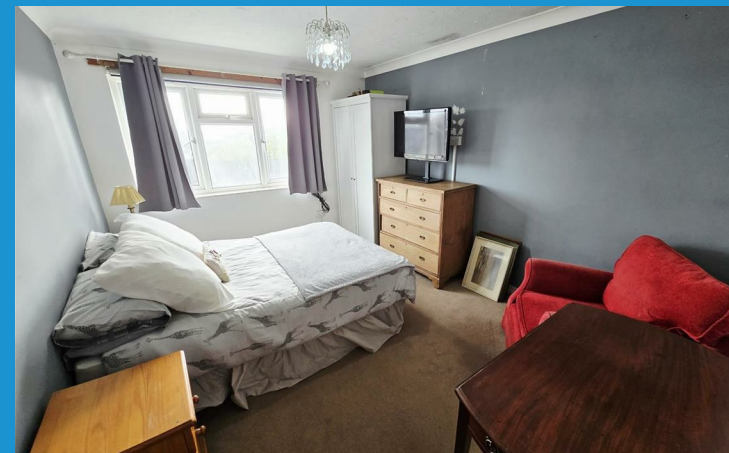
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A spacious 4 bedroom end of terrace house with front and rear gardens and generous living accommodation which includes an open-plan living room and dining room alongside a separate study. The property needs updating and modernisation in areas, but will create a great family home.

The property also features far reaching views across the town looking towards Launceston Castle which can be enjoyed from two of the bedrooms on the first floor. The property is accessed via a pathway and steps from the front garden, which is laid to lawn with a fenced border. The property has an entrance hallway with a study/home office and a useful recess for storage. To the other side there is an open-plan, dual aspect living room and dining room which is a great size. There is a door into the kitchen which is another good sized room with a door back through to the hallway. Off the kitchen, there is a rear porch with a back door and a useful cloakroom with a WC.

On the first floor, there are the 4 bedrooms, all of which are a good size with the front bedrooms enjoying a great view and the back bedrooms overlooking the garden. There is a well presented, remodelled bathroom and an airing cupboard with a hot water cylinder. To the rear, there is a lawned garden enclosed via wooden fencing. There are a range of plants and shrubbery, with a wooden shed, decked area and gated access to a shared pathway at the side.



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 Hall and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8LQ. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning onto Cross Lanes. Continue ahead and take the second right onto St Mary's Road. Follow the road and take the first right turning which takes you onto St Leonard's Road and you will see the property on your right hand side.

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Entrance Hallway

Living Room

15'0" x 9'10" (4.58m x 3.02m)

Study

7'8" x 6'2" (2.36m x 1.90m)

Hall Recess

6'10" x 4'0" (2.09m x 1.22m)

Kitchen

12'5" x 11'6" (3.79m x 3.52m)

3.79m narrows 2.42m

3.52m narrows 2.52m

Dining Room

9'6" x 7'11" (2.92m x 2.42m)

Cloakroom

6'4" x 2'6" (1.94m x 0.78m)

Porch

3'10" x 2'6" (1.18m x 0.78m)

First Floor

Bedroom 1

12'9" x 9'10" (3.90m x 3.02m)

Bedroom 2

11'9" x 6'11" (3.59m x 2.13m)

Bedroom 3

12'4" x 7'3" (3.77m x 2.21m)

2.21m narrows to 1.80m

Bedroom 4

12'0" x 9'3" (3.68m x 2.82m)

2.82m extends 3.86m

Bathroom

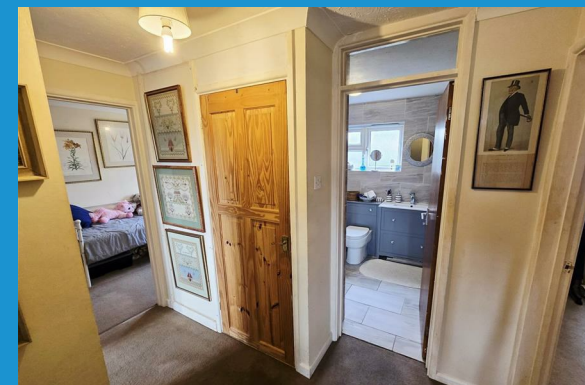
7'10" x 5'11" (2.39m x 1.82m)

Services

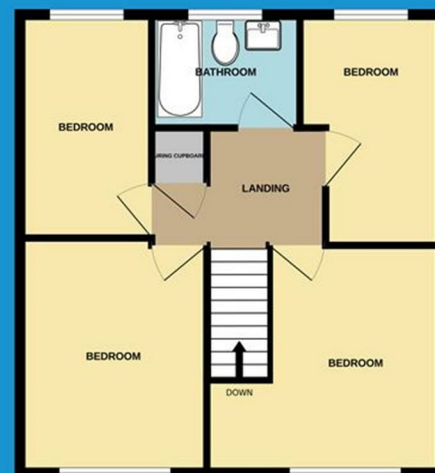
Mains Electricity, Water and Drainage.

Council Tax Band B

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	76
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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