



3 Westgate Terrace
Launceston | Cornwall



Enjoying a convenient location with wonderful elevated views towards the Castle is this charming end of terrace cottage. Found in fantastic condition the property has 3 bedrooms and a generous kitchen/dining room. Outside the property has driveway parking for 2/3 vehicles and an enclosed rear garden.

You step into a hallway with a staircase to the first floor. The sitting room is front aspect and is a great size to relax in. The kitchen/dining room is dual aspect with a range of eye and base level units leaving space for white goods. To one side is ample space for a dining table ready for family get together's. A door opens into a handy utility room and ground floor shower room. A further door open out into the rear garden.

On the first floor are 3 bedrooms and a refitted family bathroom. The master bedroom is front aspect and enjoys views towards the castle and nearby open countryside above rooftops. There is ample room for a double bed and freestanding wardrobes. Bedroom 2 is rear aspect with views over the garden. Bedroom 3 is a side aspect single bedroom or a potential study/hobbies room. All the bedrooms share a re fitted bathroom with a white 3 piece suite with a shower over the bath.

Immediately in front of the property is a newly created private off road parking space for 2/3 vehicles side by side. Step rise up to the side of the property to the entrance door. In front of the cottage is an area of lawn together with a wooden decked area. Adjoining the rear of the cottage is a courtyard area with a gates down the side of the property. Steps lead up to a re landscaped rear garden with a large area of composite decking perfect for sitting out in and enjoying the outside. Beyond here is a further parking space which is accessed via an unadopted access lane. There is potential to extend the garden into this space potentially creating a generous outside space.



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 Foodhall 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 7AP. From the Town Centre, proceed from the square along Westgate Street . Follow the road ahead and the property will be seen on your left hand side.

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Entrance Hallway
11'10" x 5'10" (3.61m x 1.79m)

Living Room
14'10" x 11'9" (4.54m x 3.59m)

Kitchen / Dining Room
14'11" x 14'10" (4.55m x 4.54m)

Utility Room
7'10" x 5'6" (2.39m x 1.70m)

Shower Room / WC

First Floor

Bedroom 1
14'10" x 11'10" (4.53m x 3.63m)

Bedroom 2
9'4" x 8'7" (2.87m x 2.62m)

Bedroom 3
10'2" x 8'0" (3.10m x 2.44m)

Bathroom

Services

Mains Electricity, Gas, Water and Drainage.

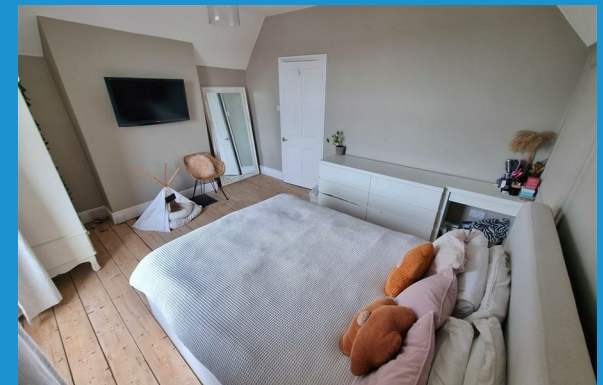
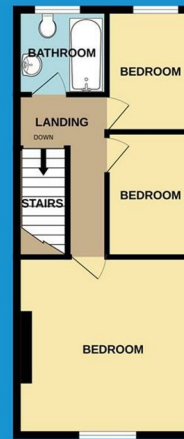
Agent Note

There is a right of way for neighboring properties over the parking space behind the property to remove garden waste.

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	51	
(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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