



St. Thomas Hill  
Launceston | Cornwall



Town • Country • Coast



Charming terraced period cottage offering 2 double bedrooms along with a generous kitchen/dining room and separate sitting room. To the rear is a good size enclosed garden together with a wood store and shed. No forward chain.

You open the front door into a sitting room with a fireplace housing a multi fuel wood burner to one side. To the rear are stairs taking you up to the first floor. The kitchen/dining room is a particularly good size. The kitchen area is rear aspect with plenty of eye and base level units plus a few integrated appliances. Beyond here is a dining space leaving plenty of space for a good size table. Adjoining the kitchen is a door into a boiler room with steps up to the rear garden.

On the first floor are 2 double bedrooms both sharing a modern shower room. The rear bedroom has a high ceiling giving a feel of light and space. The shower room has been refitted with a matching 3 piece suite including a standalone shower enclosure.

From the cottage steps lead you up to the shed and adjoining wood store. A path continues and takes you into the good size enclosed garden. From here you enjoy a great view towards St. Stephens. The garden is sheltered and enclosed perfect for outside dining or somewhere to unwind.

Although there is no private off road parking there is unrestricted on street parking on St. Thomas Hill, Wooda Road and Station Road.



### 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 8BL. The property is situated centrally in the town centre and can be found by walking down from Tower Street until reaching the junction at Wooda Road, take the turning for St Thomas Hill and you head down the road the property can be located on the right hand side.

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**Living Room**  
14'9" x 11'9" max (4.50m x 3.60m max)

**Kitchen / Dining Room**  
17'4" x 11'1" max (5.30m x 3.40m max)

**Boiler Room**  
9'6" max x 3'3" (2.90m max x 1.00m)

**First Floor**

**Bedroom 1**  
11'9" x 10'9" (3.60m x 3.30m)

**Bedroom 2**  
11'1" max x 9'6" max (3.40m max x 2.90m max)

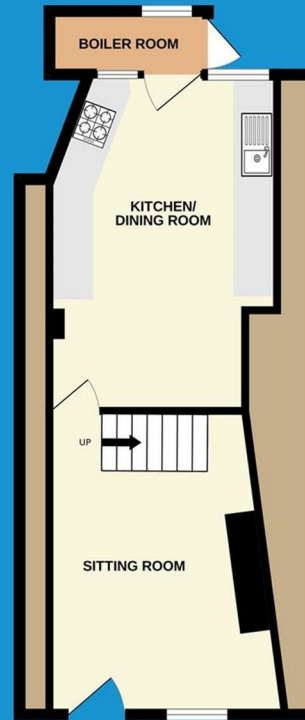
**Shower Room**  
6'10" x 6'6" (2.09m x 1.99m)

**Woodstore**  
4'2" x 3'5" (1.29m x 1.06m)

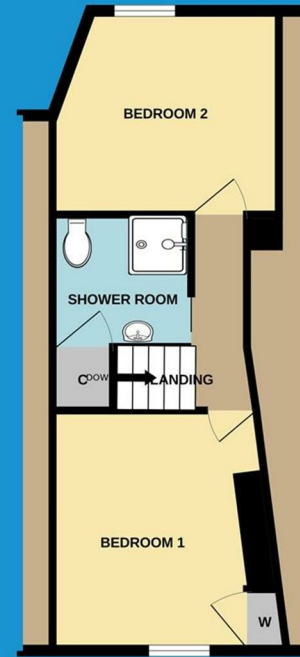
**Shed**  
14'6" x 5'1" (4.42m x 1.55m)

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

**Ground Floor**



**First Floor**



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