



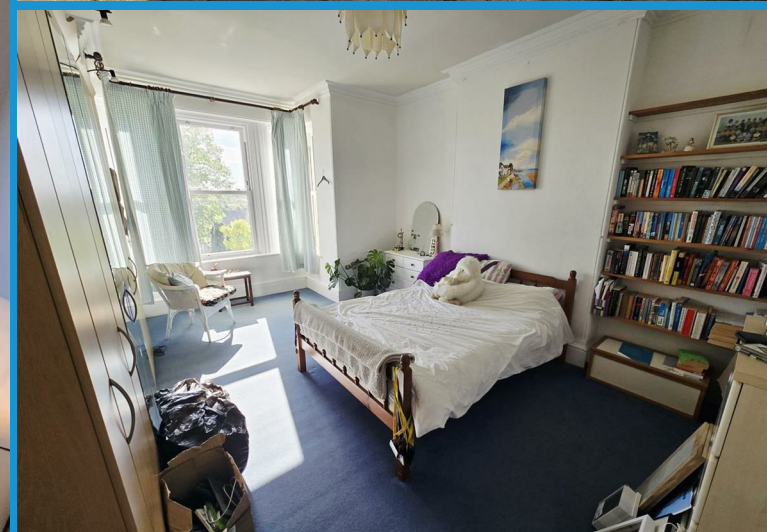


An impressive 6 bedroom late Victorian property with a wealth of character features and impressive room proportions. The accommodation is arranged over 3 floors with 2 spacious reception rooms alongside an open-plan kitchen and breakfast room. The property features gardens at the front and rear with a single garage.

Entrance to the property is via a useful porch and vestibule with a door into an impressive hallway with tessellated Victorian tiled floor, carved door surrounds and high ceilings. There is a spacious living room at the front, with feature fireplace and a box bay window. In addition, there is a separate dining room which is another spacious reception room. At the rear of the property, there is the open-plan kitchen and breakfast room with a fitted kitchen and good space for a table and chairs and a side door providing access to the garden. At the rear, there is a utility room with the central heating boiler and a separate cloakroom with a WC.

The first room features a wonderful landing, with ornate carved staircase and a great feeling of space. There is a half landing, with two main landings. At the rear, there is a double bedroom alongside a bathroom plus an additional WC. Leading off the front landing, there are 3 further bedrooms with 2 spacious double rooms alongside an additional single room. The front bedrooms enjoy a pleasant outlook over Dunheved Road. A staircase leads up to the second floor, where there is a landing providing access to 2 further bedrooms alongside a bathroom.

Steps lead up at the front of the property where there is a pretty garden with a range of plants and shrubs and a pond. At the rear there is a patio area, which leads to a garage/workshop at the back of the garden which leads into a shared service lane. At the back of the garage/workshop there is a garden room.



- Victorian Property
- 6 Bedrooms with 2 Bathrooms

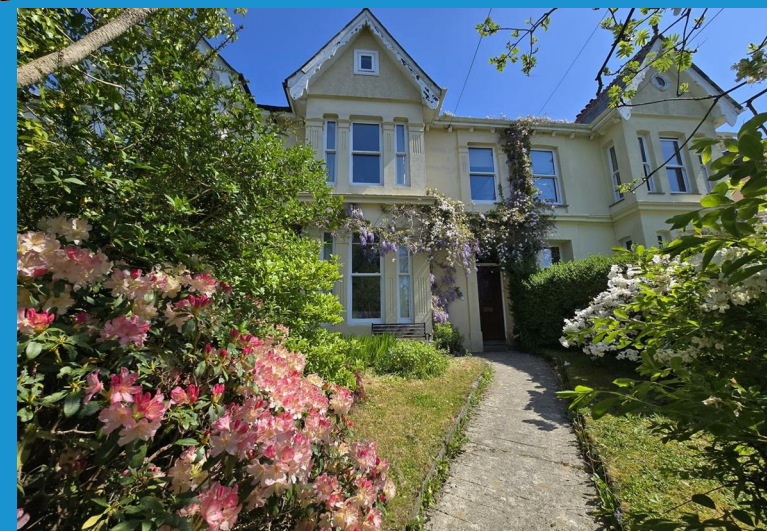
- Wealth Of Character Features
- Open Plan Kitchen & Breakfast Room

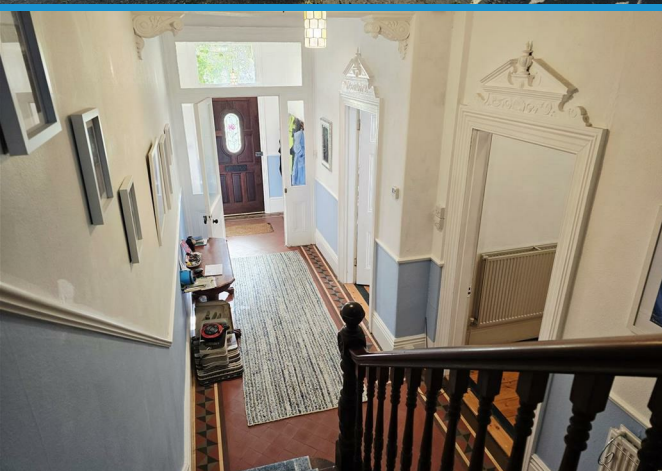
Situation

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 property postcode is PL15 9JF. Exit Launceston using Western Road towards Pennygillam. Then at the traffic lights turn left into Woburn Road and follow this road passing the green area on your right. Woburn Road leads into Dunheved Fields and bear sharp left into Dunheved Road. The property will be seen after a short distance on your right.





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Vestibule

5'10" x 5'4" (1.80m x 1.65m)

Hallway

23'7" x 5'10" (7.20m x 1.78m)

7.20m narrows to 4.08m

Living Room

17'8" x 14'11" max (5.39m x 4.57m max)

5.39m narrows to 4.26m

Dining Room

14'1" x 14'0" (4.30m x 4.27m)

4.27m narrows to 3.75m

Inner Hall

Larder

Store

Kitchen / Breakfast Room

18'11" x 12'0" (5.78m x 3.68m)

3.68m narrows to 3.07m

Utility Room

7'5" x 3'1" (2.27m x 0.96m)

WC

First Floor

Bedroom 1

17'11" x 12'7" (5.48m x 3.86m)

5.48m narrows to 4.31m

Bedroom 2

14'2" x 13'10" max (4.34m x 4.23m max)

Bedroom 3

12'1" x 10'5" (3.70m x 3.18m)

Bedroom 4

9'2" x 8'1" (2.81m x 2.48m)

Bathroom

7'3" x 5'7" (2.22m x 1.72m)

WC

4'9" x 4'0" (1.47m x 1.23m)

Second Floor

Bedroom 5

19'5" x 11'1" max (5.93m x 3.40m max)

5.93m narrows to 3.48m

Bedroom 6

11'9" x 10'2" (3.60m x 3.122m)

3.60m narrows to 2.88m

Shower Room

8'6" x 8'1" (2.61m x 2.47m)

Services

Mains Electricity, Gas, Water and

Drainage

Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

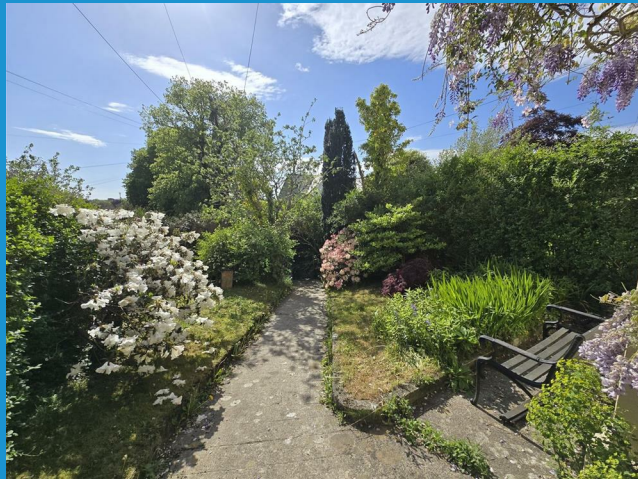
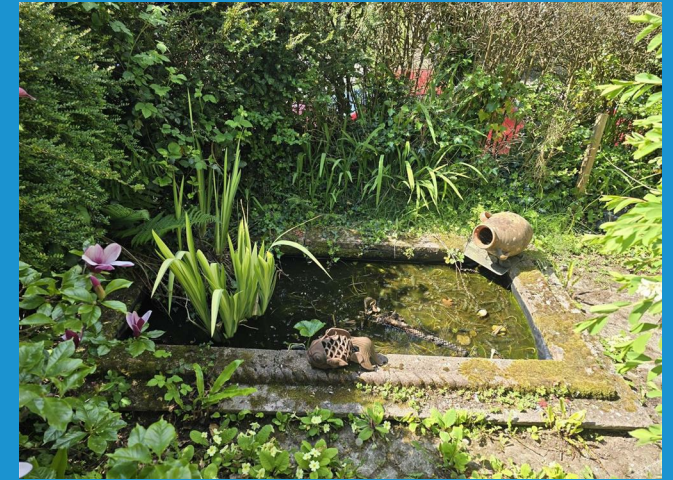
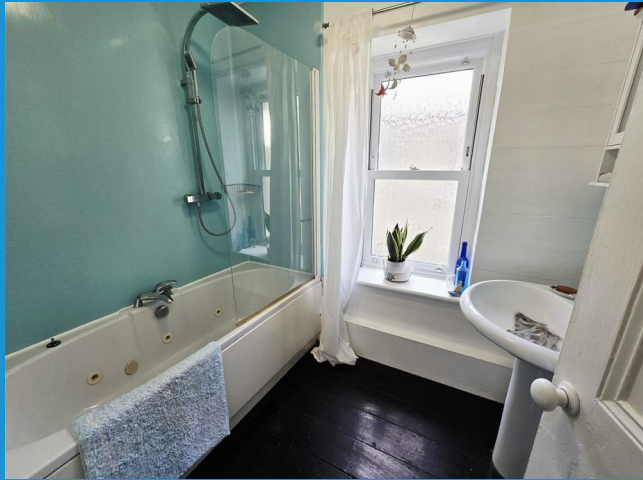


Second Floor





27 Dunheved Road | Launceston



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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.