



19 Dowl Road, Western Road  
Launceston | Cornwall



Town • Country • Coast



A spacious and beautifully appointed 3 bedroom penthouse apartment situated on the edge of the town with two allocated parking spaces and found in a well maintained building. The property may appeal to a wide range of potential buyers including those looking for a low-maintenance bolthole, first time buyers or retirement buyers. There is a lift in the building taking you to the top floor where the property is situated.

The accommodation includes an impressive open living room and an open-plan kitchen and breakfast room with a stylish fitted kitchen and space for a breakfast table.

The master bedroom is a generous size with space for freestanding furniture. To one side of the room there is a fitted wardrobe and an en-suite shower room. Bedroom 2 is another good double room and bedroom 3 is currently used as a study. Both bedroom 2/3 share the family bathroom. The property is beautifully presented with light and airy living accommodation with double glazed windows and mains gas underfloor central heating.

The property can be found in a convenient location within walking distance of a local convenience store.



### 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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 7BJ. What Three Words for the property is 'wordplay.science.gratitude' and will take you directly to the property. From Launceston, proceed out of town on to Western Road and the property can be found on your left hand side immediately after the petrol station.

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## Entrance Hallway

## Kitchen / Breakfast Room

16'2" max x 9'4" (4.94m max x 2.87m)

## Living Room

15'6" x 14'10" max (4.74m x 4.54m max)

## Master Bedroom

17'6" x 10'5" max plus recess (5.35m x 3.18m max plus recess)

## En-Suite

7'3" x 6'4" plus fitted wardrobes (2.23m x 1.95m plus fitted wardrobes)

## Bedroom 2

10'7" x 10'2" (3.25m x 3.11m)

## Bedroom 3

9'1" x 7'8" max (2.78m x 2.36m max)

## Bathroom

9'0" x 7'1" (2.76m x 2.17m)

## Services

Mains Electricity, Gas, Water and Drainage

Council Tax Band B

Leasehold - 977 years

Current Service Maintenance Charge - £125 per month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(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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