



Race Hill

Launceston | Cornwall



Town • Country • Coast



A spacious 3 bedroom detached bungalow situated on the edge of the town with a generous plot with gardens at the front and rear alongside a garage and off-road parking. The property has flexible accommodation and could be used as a 3 bedroom property or as a 2 bed with a separate dining room or home office/study.

The rear garden is laid to lawn and leads down to the parking area where there is a recently laid tarmacked driveway with off-road parking and a garage/workshop alongside. The garden features some established flowers including colourful roses. The front garden features a further range of plants and shrubbery and a pathway providing access at the side.

At the front there is an entrance porch with a door into the hallway and a door into the living room which is a pleasant room with a front facing room. There is a room currently arranged as a dining room which would be used as a third bedroom. The kitchen and breakfast room is a light and airy room with a rear facing window overlooking the garden with some views beyond and a porch at the side with external doors. There are 2 further bedrooms alongside a well appointed shower room.

The property has central heating and double glazed windows and is offered for sale with no onward chain.



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.

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Entrance Porch

Hallway

Living Room

12'2" max x 11'9" max (3.73m max x 3.60m max)

Kitchen

12'0" max x 9'3" max (3.66m max x 2.82m max)

Bedroom 1

10'9" max x 10'7" max (3.30m max x 3.25m max)
excluding wardrobes

Bedroom 2

11'9" x 9'10" max (3.60m x 3.00m max)

Bedroom 3/Dining Room

11'3" max x 9'10" max (3.45m max x 3.02m max)

Garage

17'0" x 8'11" (5.20m x 2.72m)

Store

6'7" x 5'8" (2.03m x 1.73m)

Further Store

5'10" x 5'8" (1.80m x 1.73m)

Services

Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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