



6 North Street

St. Stephens | Launceston | Cornwall



Town • Country • Coast





Tucked away in a edge of town location is this 3 bedroom semi detached house requiring some modernisation but has lots of potential! There is off road parking and a large enclosed rear garden that adjoins the golf course. The property has a lean-to garden room that has potential to be replaced (STP).

You enter the property into a hallway with staircase to the first floor. The sitting room is dual aspect with a window to the front and a door to the rear. To one side is a fireplace (not in use). Adjoining the sitting room is a lean to garden room which is a great potential to be improved or even replaced (STP) with a view over the rear garden. The kitchen/breakfast room overlooks the rear garden and has a range of eye and base level units. There is a doors into a side porch with a door out to the garden.

On the first floor are 3 bedrooms and a shower room. The master bedroom is dual aspect with access out to a rear aspect balcony with a great view over the garden towards the fairway of the adjoining golf course. Bedroom 2 is another double bedroom with space for freestanding furniture. Finally bedroom 3 is a front aspect single bedroom with a over stairs cupboard. There is a pleasant view towards the adjacent green area.

In front of the property is an off road parking space and small garden. The property is adjacent to a well maintained green area. A path leads into the large rear garden which is enclosed to all sides and is majority laid to lawn with a range of mature shrubs and trees. The garden offers a good degree of privacy and offers potential for those wishing to establish a vegetable patch.





### 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 for the property is PL15 8HF. What Three Words 'handfuls.nipped.daily' will take you to the property. From our office exit the town down St Thomas Road. At the traffic lights proceed ahead and at the mini round about proceed up St Stephens Hill. Proceed past the church and turn left into North Street where the property will be seen on your right hand side.

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## Entrance Hallway

## Sitting Room

16'0" x 12'11" (4.88m x 3.96m)

## Garden Room / Lean To

15'9" x 8'0" (4.81m x 2.45m)

## Kitchen/Diner

14'3" max x 13'1" max (4.36m max x 4.01m max)

## Rear Porch

3'0" x 2'11" (0.92m x 0.89m)

## Outside W/C

4'6" x 3'1" (1.39m x 0.94m)

## First Floor Landing

## Bedroom 1

16'0" x 10'1" (4.89m x 3.08m)

## Bedroom 2

8'9" x 8'5" (2.68m x 2.59m)

## Bedroom 3

11'3" max x 10'5" max (3.43m max x 3.20m max)

## Shower Room

4'11" x 4'11" (1.52m x 1.51m)

## Services

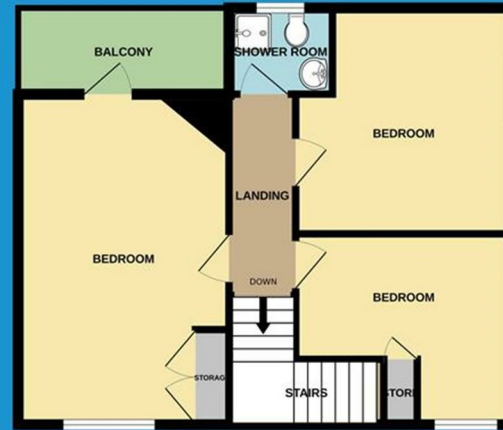
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

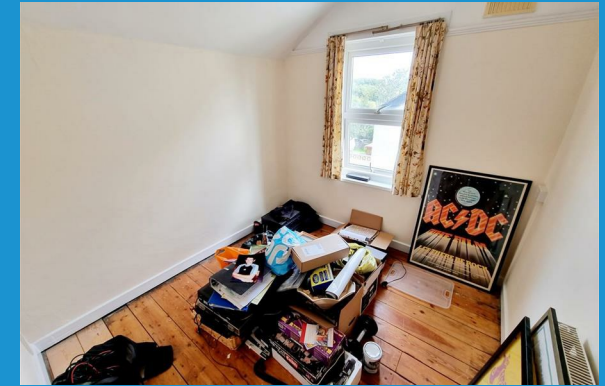
Council Tax Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	

## First Floor



## Ground Floor



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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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