



Druckham Terrace
Launceston | Cornwall



Town • Country • Coast



Extensively and tastefully modernised is this end of terrace 2 double bedroom cottage which enjoys fantastic views to the rear. The property has a great layout and features an open plan reception/kitchen area. The whole cottage has been neutrally decorated throughout.

Once through the front door you enter into an open plan sitting/dining/kitchen area. The sitting area is a good size with a front aspect window and there is space for a dining/breakfast table. To the rear is a range of contemporary eye and base level units together with integrated appliances. Tucked to one side is the staircase with under stairs cupboard and separate pantry. To the rear of the cottage is a useful porch, utility space and all important ground floor W/C.

On the first floor are 2 double bedrooms with the rear bedroom enjoying views over the garden towards open countryside and Dartmoor. Between the 2 bedrooms is a modern fitted bathroom suite with a shower over the bath.

To the rear is a sizable garden which has the potential for a purchaser to create a garden to their own design and taste. A right of way runs behind the cottage for neighbouring properties to gain access to their respective gardens. In front of the property is permit parking for residential who live in the immediate area.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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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Sitting/Dining Room
13'4" x 8'5" (4.07m x 2.59m)

Kitchen Area
11'6" x 10'0" (3.52m x 3.05m)

Utility Room
6'7" x 3'11" (2.03m x 1.20m)

W/C
6'10" x 2'2" (2.10m x 0.67m)

Rear Porch
6'7" x 5'4" (2.01m x 1.63m)

First Floor Landing

Bedroom 1
13'2" x 7'7" plus recess (4.02m x 2.32m plus recess)

Bedroom 2
10'4" x 7'0" (3.15m x 2.15m)

Bathroom
6'1" x 5'6" (1.86m x 1.69m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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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