



St. Johns Road
Launceston | Cornwall



Town • Country • Coast



Conveniently located close to the town centre, primary school and A30 is this well loved 3 bedroom semi detached house. The property is in need of TLC but offers a lot of potential along with an enclosed garden and off road parking.

You enter the property into a rear lobby with a ground floor WC leading off. A glazed door opens into the kitchen with a range of eye and base level units. An open doorway leads into the separate dining area which overlooks the driveway. The sitting room overlooks the enclosed rear garden through a box bay window. To one side is a fireplace housing a gas fire (not in use). From the sitting room a door adjoin the hallway with a staircase to the first floor. A further door opens into the front porch which is UPVC double glazed and is south facing.

On the first floor are 3 bedrooms and a family bathroom. The main bedroom has a box bay window overlooking the garden. There are some built in wardrobes and ample space for additional furniture. Bedroom 2 is rear aspect and is another double. Finally bedroom 3 is a single which overlooks the garden and has a door to an over stairs cupboard. The family bathroom has a matching 3 piece suite complete with a full length bath.

In front of the property are metal gates opening onto a driveway for 2 vehicles. A wide path leads into the rear garden which is fully enclosed to all side. The garden is level and has been landscaped with low maintenance gardening in mind. There is further scope to create a garden to a purchasers own design and style.



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 7DB. What Three Words 'badge.gains.pounces' will take you to the property. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. and turn immediately left. After a short distance turns left again which the property will be seen towards the the end on your right.

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Entrance Porch
6'8" x 5'3" (2.04m x 1.61m)

Hallway

Sitting Room
12'10" x 12'5" max (3.92m x 3.80m max)

Dining Room
7'9" x 7'8" (2.38m x 2.35m)

Kitchen
8'11" x 7'8" (2.72m x 2.34m)

W/C
4'4" x 2'5" (1.33m x 0.76m)

Rear Porch
4'4" x 4'2" (1.34m x 1.29m)

First Floor Landing

Bedroom 1
14'8" x 9'7" (4.49m x 2.94m)

Bedroom 2
9'8" x 8'11" (2.95m x 2.74m)

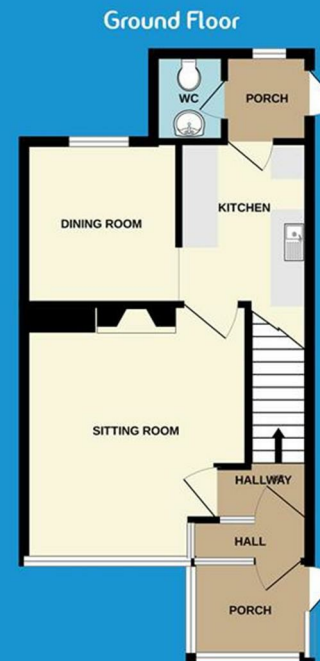
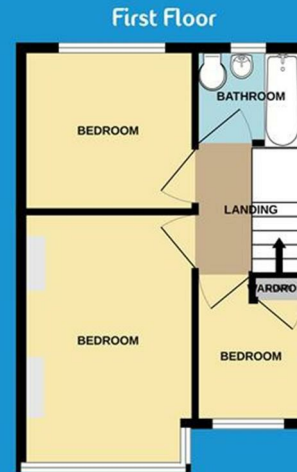
Bedroom 3
8'4" max x 5'9" (2.55m max x 1.76m)

Bathroom
5'8" x 5'4" (1.75m x 1.64m)

Services
Mains Electricity, Water & Drainage.
Electric Storage Heating.
Council Tax Band B.

Agents Note
We understand that there was previously a gas supply to the property, however this has been disconnected and the meter removed.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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