



St Leonards Road
Launceston | Cornwall



Offered with no forward chain is this 3 double bedroom terraced home with generous accommodation. The Kitchen and reception room both overlook the enclosed level garden. The property is well presented with gas central heating and could be moved into with little disturbance.

You steps into a hallway with access to a useful cloak room, built in storage cupboard and separate utility space. Off the hallway are stairs to the first floor landing. The sitting/dining room has a large picture window overlooking the enclosed rear garden. Next to the reception space is a well presented kitchen/breakfast room with a range of modern eye and base level units. Sliding patio door give access to the west facing garden.

On the first floor are 3 double bedroom and a family bathroom. The master bedroom is rear aspect with a pleasant view over the garden plus plenty of space for freestanding bedroom furniture. Bedroom 2 is another double room and finally bedroom 3 is a small front aspect double. The family bathroom is a good size with a matching 3 piece suite including a shower over the bath.

In front of the property is a communal parking area on a first come first served basis plus ample on street parking. Steps take you down to the front door passing a small terraced front garden. The rear garden is a good size level and enclosed West facing garden that is predominately laid to lawn with a wooden garden shed to one side. There is a paved patio against the kitchen ideal for outside dining and sitting.



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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsular 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 the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times and before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

Directions

The postcode to the property is PL15 8LQ. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the right hand turning onto Cross Lanes. Following the road ahead and turn right into St. Mary's Road. Take the second right into St. Leonard's road and follow the road bearing right where the property will be seen on your left hand side.

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Entrance Hallway

W/C

4'11" x 4'10" (1.50m x 1.48m)

Utility Room

7'3" x 7'0" (2.23m x 2.15m)

Kitchen

10'3" x 8'11" (3.14m x 2.73m)

Living Room / Dining Room

18'11" max x 10'7" max (5.77m max x 3.23m max)

First Floor

Bedroom 1

16'1" x 8'11" (4.91m x 2.73m)

Bedroom 2

10'7" x 10'3" (3.23m x 3.13m)

Bedroom 3

8'10" x 8'0" (2.71m x 2.44m)

Bathroom

10'6" x 7'6" (3.21m x 2.31m)

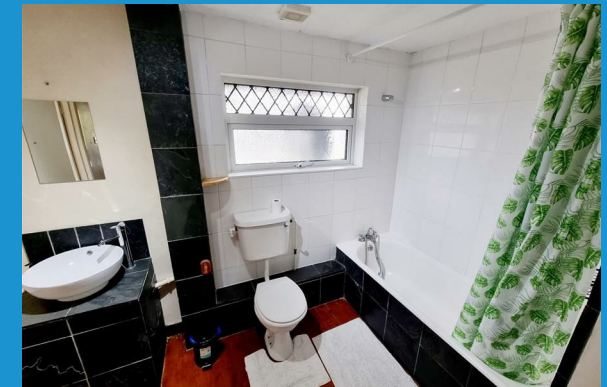
Services

Mains Electricity, Gas, Water and Drainage.

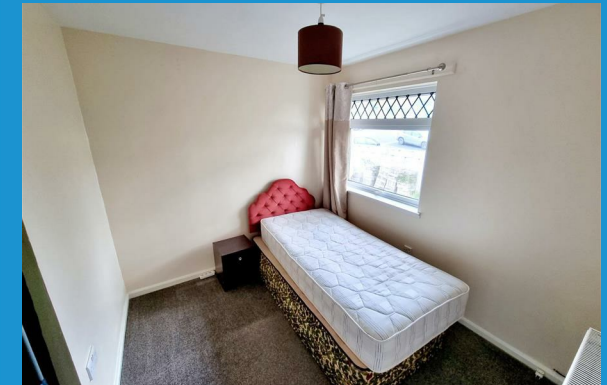
Council Tax Band B

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

Ground Floor



First 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.

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