



19 Roydon Road
Launceston | Cornwall



Town • Country • Coast

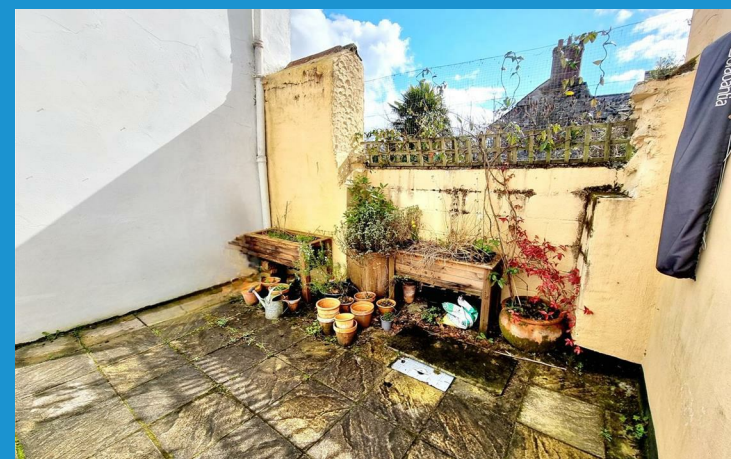
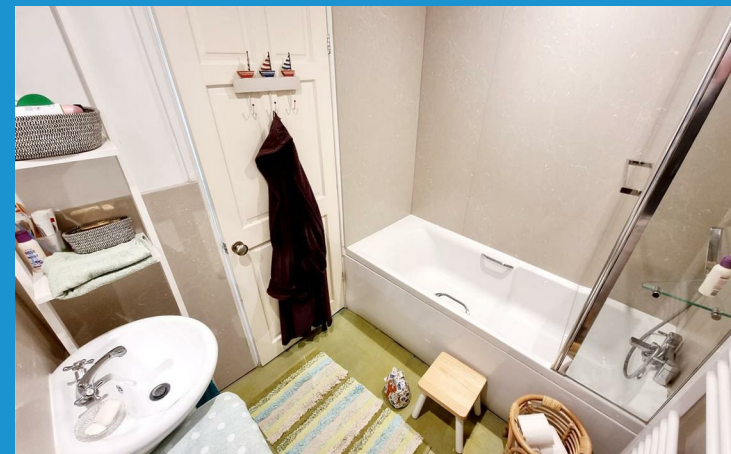


Located opposite the ancient and pretty St Stephens Church is this lovely mid terraced 2 double bedroom cottage (not listed). The cottage has lots of charming period features including a fireplace with a log burner, window seats and ceiling beams. Outside is a rear aspect private and enclosed courtyard area.

You step into a welcoming hallway with useful built in storage cupboard perfect for shoes and coats. To one side is a large dual aspect kitchen/dining room with a stable door out to the courtyard garden. There is a range of eye and base level units offering plenty of storage. There is also space for a dining table and a useful utility recess. The sitting room is front aspect and is centered around the feature fireplace with cloam oven and houses a log burner.

On the first floor and off the split landing are 2 double bedrooms and a refitted bathroom. The master bedroom is front aspect and is a generous size for as king size bed. A further door opens into a good size built in wardrobe. Bedroom 2 is a smaller front aspect double, perfect as a guest room. The bathroom has been refitted by our vendors and now has a modern 3 piece suite including a shower over the bath with aqua boarding to some of the walls.

Adjoining the kitchen/dining room is an enclosed courtyard garden perfect for pot plants, drying washing and a place to store recycling and alike. There is a large area of paving and ideal for sitting out in and for summer BBQ's. In front of the property is unrestricted off road parking. The cottage is opposite St Stephen Church offering a pretty backdrop. Our vendors have improved the property in many areas including a new gas central heating system.



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, M&S Food 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

Postcode to the property is PL15 8HL. From the town centre, proceed down St Thomas Road and through the traffic lights and towards the roundabout and then turn right signposted Holsworthy. Continue to the second roundabout and then turn left unto Roydon Road, proceed up the road bearing left. The property will be seen on your left hand side before the T junction.

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Entrance Hall

Kitchen / Dining Room
15'10" x 11'8" (4.84m x 3.56m)

Sitting Room
14'9" x 11'8" (4.50m x 3.58m)

First Floor

Bedroom 1
14'9" x 11'8" (4.50m x 3.58m)

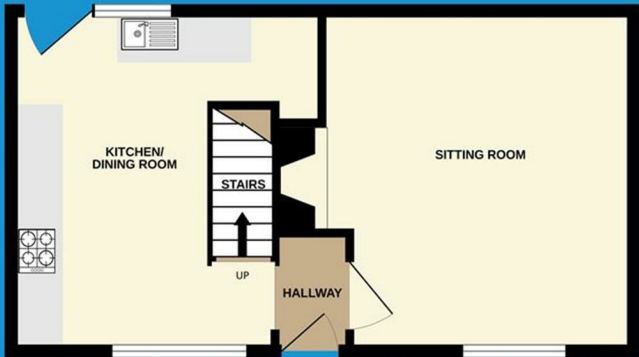
Bedroom 2
11'6" x 7'7" (3.53m x 2.33m)

Bathroom
6'8" x 6'1" (2.05m x 1.86m)

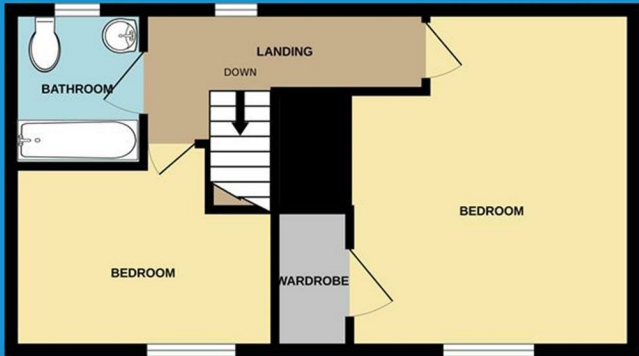
Services
Mains Electricity, Water and Drainage
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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