

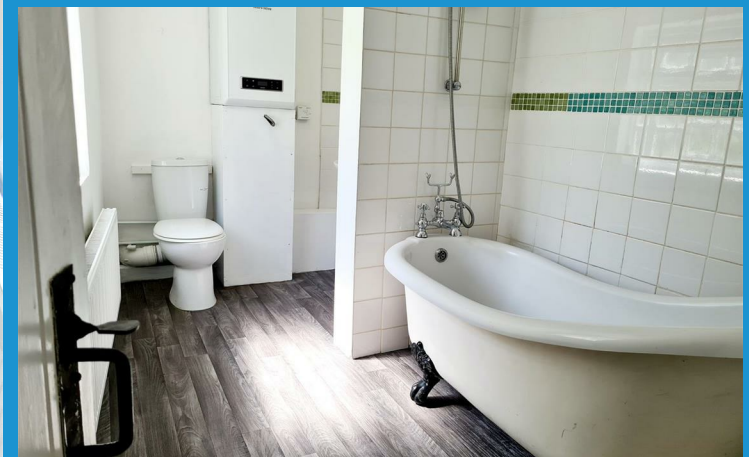


5 St. Thomas Hill  
Launceston | Cornwall



Town • Country • Coast



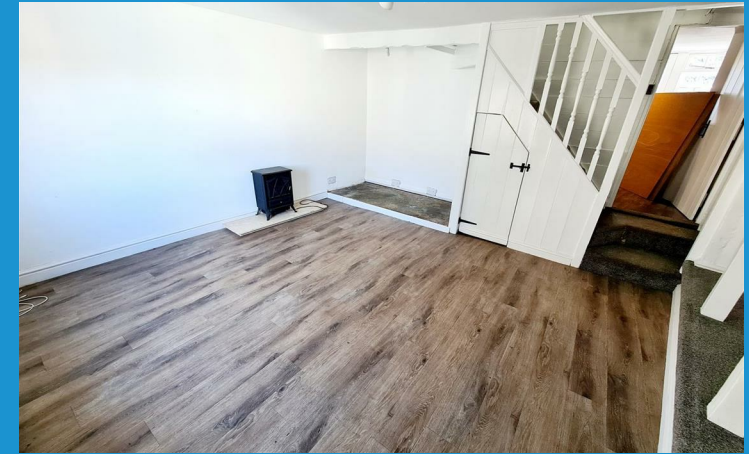


An attractive 2 bedroom end of terrace character cottage with a wealth of features and offering an enclosed courtyard garden at the rear. The property can be found on the edge of the Town Centre and has no onward chain.

The accommodation includes a welcoming living room with a front facing leaded window, beamed ceilings and stairs to the first floor. From here a door leads into the kitchen which features a range of wall and base units. A back door provides access into the enclosed courtyard garden at the rear which features some lovely views across the Town looking towards St Stephens.

On the first floor there are 2 bedrooms with a generous double master bedroom with fitted wardrobes and a single second bedroom. There is a spacious bathroom which features a Claw Foot bath. The property is situated in a historic area of Launceston and many of the properties in the street are listed, although we have been unable to find a listing for this property presently we understand the property to be covered by the fact it is in a Conservation area.





### 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 to the property is PL15 8BL. The property is situated centrally in the town centre and can be found by walking down from Tower Street until reaching the junction at Wooda Road, take the turning for St Thomas Hill and you head down the road the property can be located on the left hand side via our FOR SALE board.

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## Living Room

15'5" x 14'4" narrowing to 11'5" (4.72m x 4.31m narrowing to 3.48m)

## Kitchen

11'5" x 6'6" narrowing to 5'5" (3.49m x 2.00m narrowing to 1.66m )  
Irregular Shaped Room

## First Floor

### Bedroom 1

10'5" x 11'2" narrowing to 8'5" plus wardrobes (3.19m x 3.42m narrowing to 2.58m plus wardrobes )

### Bedroom 2

6'11" x 6'0" (2.11m x 1.84m)

## Bathroom


11'6" x 6'7" narrowing to 5'8" (3.52m x 2.01m narrowing to 1.73m )

## Services

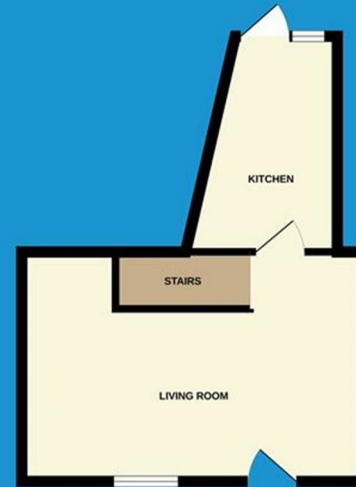
Mains electricity, gas, water and drainage.

Mains Gas Central Heating.

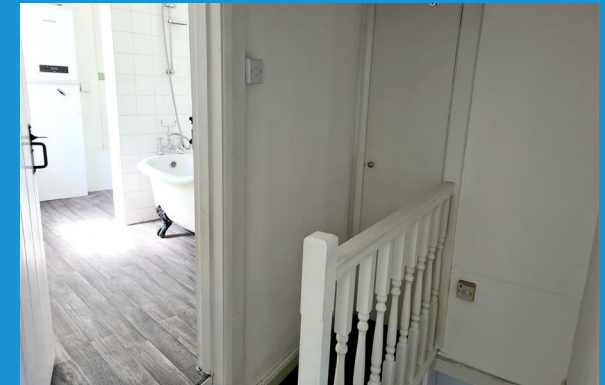
Council Tax Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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