



Trecarrell
Launceston | Cornwall



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Within walking distance to amenities including the retail park, supermarkets and college is this three bedroom semi detached house with an enclosed rear garden. The property has been recently improved but has further scope to create a lovely family home.

You enter into a large hallway with stairs leading off. The sitting room is front aspect with a large picture window. A door takes you through to the rear aspect dining room with French doors out to the enclosed garden. The kitchen although slightly dated has scope to be replaced with a new units giving a purchaser chance to add their own stamp to the property. Adjoining the kitchen is a side passage, W/C and utility room plus doors to the front and rear garden.

On the first floor are three bedrooms and a refitted bathroom. The master bedroom and bedroom two are generous double rooms and bedroom three is a comfortable single room. There is a distant view towards Dartmoor National Park from bedroom two. The bathroom has been refitted in recent years with a white suite and to include a shower over the bath. Most of the ground & first floor has also been insulated, plastered, redecorated and re carpeted.

The garden is mainly located to the rear and is level predominantly laid to lawn. Adjoining the French doors off the dining room is a sheltered decked area perfect for outside dining. There is an area of lawn to the front with a shared pathway to neighbouring properties. In front of the property is unrestricted on street parking.



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.

Did you know? The very impressive Launceston Castle dates from Norman times. 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. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Porch

Entrance Hallway

Sitting Room

13'6" x 11'11" (4.13m x 3.64m)

Dining Room

11'4" narrowing 10'2" x 10'4" (3.47m narrowing 3.12m x 3.17m)

Kitchen

11'3" x 10'11" (3.43m x 3.35m)

Rear Hallway

Utility Room

6'2" x 5'6" (1.89m x 1.68m)

W/C

5'10" x 2'11" (1.80m x 0.89m)

First Floor Landing

Bedroom 1

11'10" x 11'9" (3.62m x 3.60m)

Bedroom 2

13'8" x 9'6" (4.18m x 2.91m)

Bedroom 3

9'5" x 7'0" (2.89m x 2.15m)

Bathroom

7'6" x 7'1" (2.29m x 2.17m)

Services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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



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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