

# Tavistock Road | Launceston







Tucked away in a quiet position affording far reaching viewing towards the Tor's on Dartmoor National Park is this individual detached home. The property offers flexible accommodation including 3 bedrooms together with a potential ground floor self contained annex.

The entrance hallway is large and offers a great first impression. The sitting room is rear aspect and has bi fold doors accessing the glazed balcony. From here is a fantastic view can be enjoyed all year round. To one side is a multi fuel wood burner ready for winter evenings. The kitchen/dining room is a generous size with a view over the garden towards open countryside. There are a range of eye and base level units plus ample space for a family dining table. Adjoining the kitchen is a useful utility space and separate WC. Overlooking the driveway are 2 double bedrooms both with built in floor to ceiling wardrobes. The shower room has been totally refitted and now has a luxury finish to include a double shower enclosure. The feature rear aspect glazed balcony is a fantastic place to sit out on and enjoy a superb view across 2 county's.

Access off the utility room or the garden the lower ground floor could be a potential self contained annex. There is an open kitchenette & sitting area with access out to the garden. The kitchen area has a range of base level units and a sink. The sitting area enjoys a green outlook over the garden. Adjoining the kitchen is a door through to the double bedroom with doors out to the garden.

The property is accessed off a shared lane through wooden garden onto a tarmac driveway for several vehicles. To one side is a detached garage which is currently used as a workshop. A ramp leads down to the front porch and seating area. The rear garden is a generous size and adjoins open countryside to the side and rear. The garden is predominantly laid to lawn with a range of mature trees and shrubs. Within the garden is a detached garden studio and vegetable patch.





- Individual detached home
- 3 Bedrooms and 2 bathrooms
- Well presented throughout

- Glazed balcony overlooking the garden and fields
- Self contained lower ground floor annex

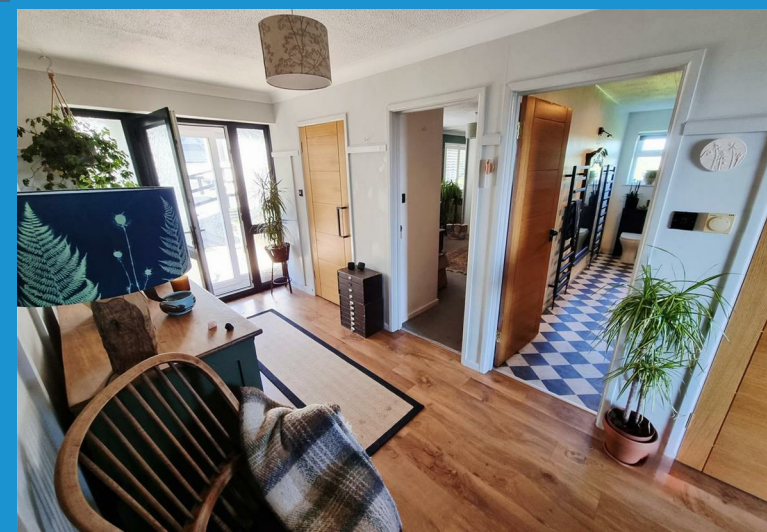
- Generous enclosed rear garden
- Ample off road parking
- Walk distance to several amenities

### 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 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 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.

### Directions

The postcode to the property is PL15 9HD. From our office turn left and proceed past the retail park. Proceed straight into Tavistock road. After a short distance turn right into a private lane just after Tamar Terrace. The property will be seen ahead of you.  
[WhatThreeWords:operation.unionists.chatters](https://www.whatthreewords.co.uk/operation.unionists.chatters)







## Entrance Porch

### Hallway

16'4" x 7'1" (5.00m x 2.16m )

### Kitchen / Dining Room

17'11" x 10'11" (5.48m x 3.34m )

### Utility Room

10'11" x 8'5" (3.35m x 2.57m )

### WC

4'10" x 3'0" (1.49m x 0.93m )

### Sitting Room

15'9" x 11'10" (4.82m x 3.62m )

### Shower Room

15'8" x 6'5" (4.79m x 1.97m )

1.97m narrowing to 0.91m

### Bedroom 1

13'3" x 11'4" (4.05m x 3.47m )

Including Bedrooms

### Bedroom 2

15'7" x 10'10" (4.77m x 3.32m )

### Lower Ground Floor

### Bathroom

7'7" x 6'3" (2.33m x 1.93m )

### Potential Living Room & Kitchenette

21'10" x 19'9" (6.68m x 6.04m )

### Bedroom 3

15'10" x 11'11" (4.85m x 3.64m )

## Services

Mains Electricity, Water, Gas and

Private Drainage

Gas Central Heating.

Council Tax Band D

## Agent Note

Septic Tank Belonging To House No 1

Is In Front Drive. Access To Empty

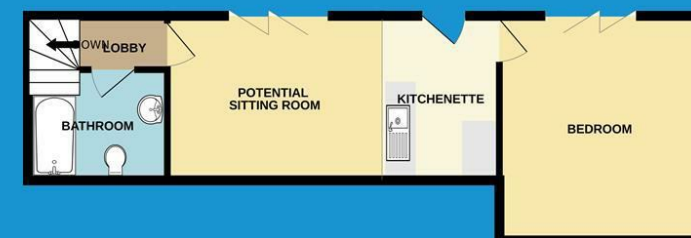
Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

## Ground Floor



## Lower Ground Floor



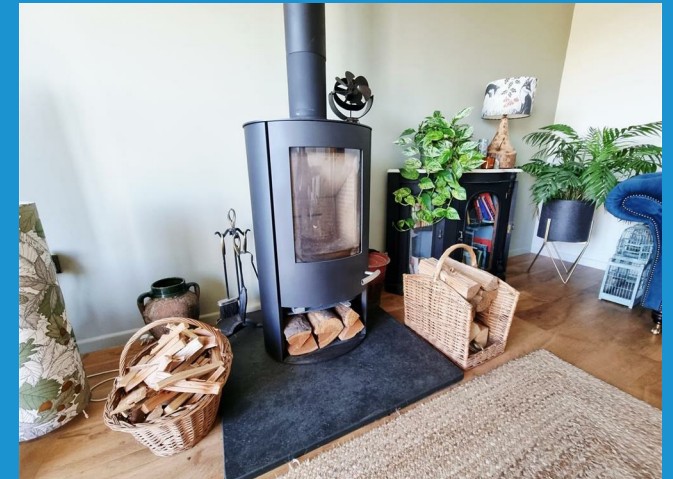
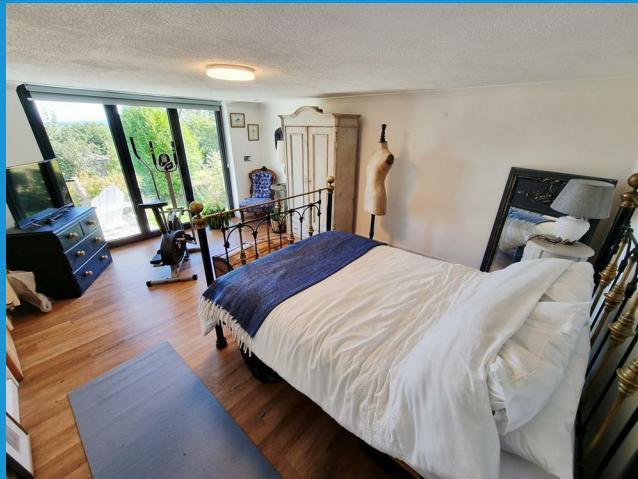
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01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

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