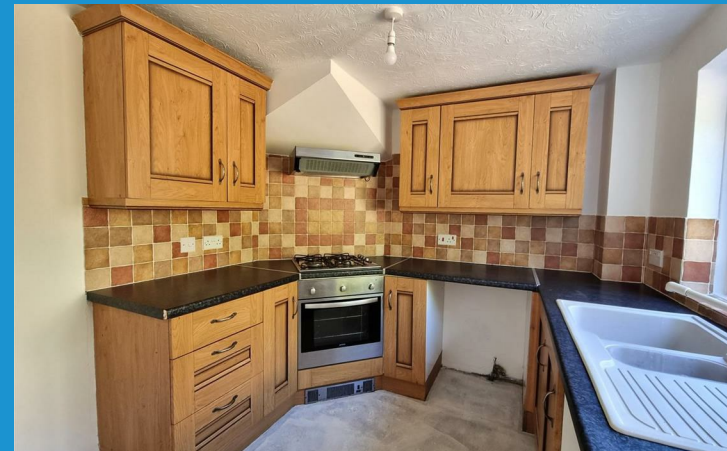




Duchy Close
Launceston | Cornwall



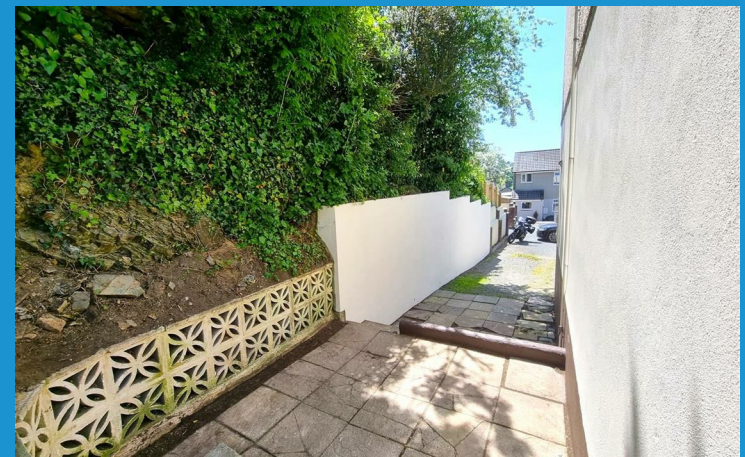
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Offered with NO ONWARD CHAIN is this 2 bedroom end of terrace house set near the end of a cul-de-sac with 2 off-road parking spaces at the front, access at the side and a garden at the rear. The property has had the double glazing recently upgraded and has mains gas central heating.

The accommodation includes an entrance porch leading to the hallway with stairs to the first floor. Off here is the sitting/dining room with feature fireplace and a window at the front and double patio doors leading to the rear garden. The kitchen is located off the dining area, with a window to the rear. On the first floor there are 2 bedrooms alongside the bathroom, the larger bedroom is at the front and has 2 windows enjoying a pleasant rooftop view across the town and Castle.

Externally there is a gravelled driveway at the front providing 2 off-road parking spaces in tandem, and a paved area to the side of the property, and a garden to the rear.



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.

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Entrance Porch
6'10" x 2'11" (2.10m x 0.89m)

Hallway

Sitting/Dining Room
19'9" max x 12'11" max (6.02m max x 3.95m max)

Kitchen
8'5" x 8'1" (2.57m x 2.48m)

First Floor Landing

Bedroom 1
16'4" max x 9'1" max (4.98m max x 2.79m max)

Bedroom 2
10'3" max x 8'3" max (3.14m max x 2.52m max)

Bathroom
7'8" x 5'6" (2.36m x 1.69m)

Services

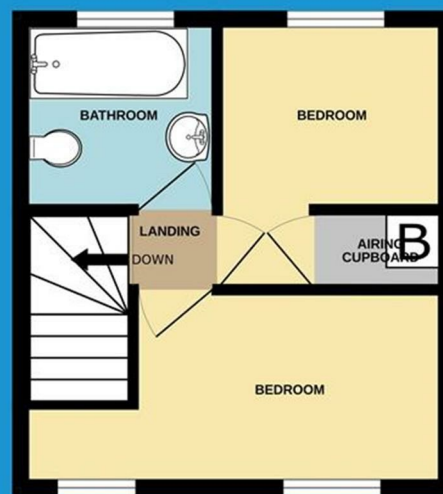
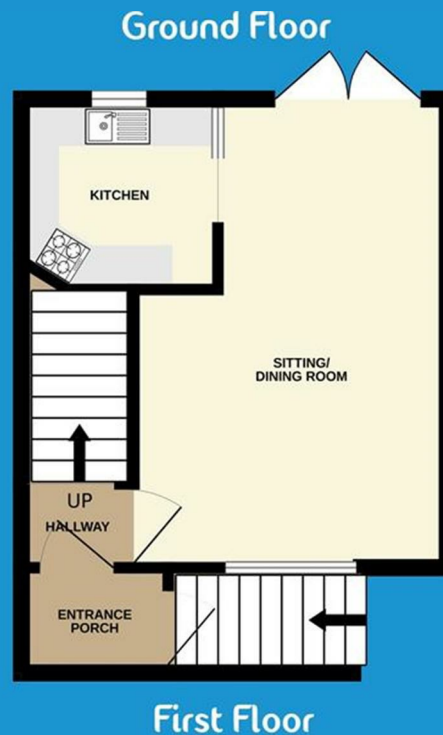
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

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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