



17 St. Marys Road
Lanstephan | Launceston |



Town • Country • Coast



Located on the outskirts of Launceston is this 3 bedroom terrace property. Offering spacious living accommodation as well as a rear aspect kitchen/dining room. The property has potential to be a fantastic first home or family home. Requiring updating and modernisation and offered for sale with no forward chain.

You enter the property into a hallway with stairs to the first floor and a built in storage cupboard. Ahead is the kitchen/dining room that has rear aspect and enjoys views of the garden. There is also a range of eye and base level units offering plenty of storage. Adjoining the kitchen is a useful utility room with a door leading out to the garden. The sitting room is front aspect enjoying a fantastic view towards town and the iconic Norman Castle.

On the first floor are 3 bedrooms. The master bedroom is rear aspect and benefits from a large window inviting in plenty of natural light and offering space for free standing furniture. The third bedroom is front aspect with a fantastic elevated view. The second bedroom is rear aspect and offers space for a double bed. A family bathroom and separate W/C is also found on the first floor.

To the rear of the property is a sloping area of lawn and a detached garden shed. There is plenty of scope to re design this garden to a purchasers own design and style. The front garden also has an area of lawn with steps down to the communal parking area. Parking is also available to the rear of the property on a first come first served basis. There is also ample 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.

Directions

The postcode to the property is PL15 8JW. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning and follow the road along and take the right hand turning into the estate and follow the road down where the entrance to the communal parking area will be seen on your left hand side

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Entrance Porch

Hallway

Sitting Room
13'6" x 10'6" (4.13m x 3.22m)

Kitchen
12'1" x 8'11" (3.69m x 2.73m)

Utility Room
9'0" x 6'3" (2.75m x 1.91m)

First Floor

Bedroom 1
12'11" x 10'4" (3.96m x 3.16m)

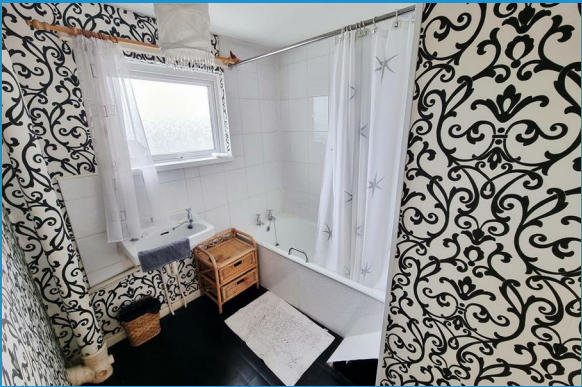
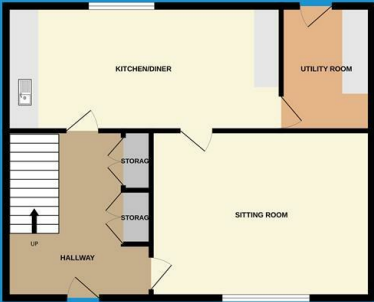
Bedroom 2
8'11" x 8'2" (2.74m x 2.50m)

Bedroom 3
8'0" x 9'7" (2.45m x 2.94m)

Bathroom
8'0" x 7'0" (2.45m x 2.14m)

WC
4'10" x 2'11" (1.49m x 0.90m)

Services
Mains Electricity, Water and Drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	78
(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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