



St. Leonards Road  
Lanstephan | Launceston



Town • Country • Coast



Situated on the fringe of Lاونceston is this very well presented 3 bedroom terraced house. With spacious living accommodation and ample off road parking this property is the perfect starter home. The property has been modernized to a good standard and benefits from a private garden and spacious parking to the front.

On the ground floor is a spacious living/dining room offering views over the garden and a cosy seating area. There is a dining area to one end of this room offering a social space for entertaining. The utility is just across the hallway and offers space for the washing machine and tumble dryer as well as a W/C. To the rear of the property is the kitchen offering a range of eye and base level units as well as ample worktop space.

On the first floor are three double bedrooms and a family bathroom. The family bathroom is front aspect and offers a matching three piece suite with shower over the bath. The third bedroom is also front aspect and benefits from an alcove perfect for storage. Bedroom 2 is rear aspect and benefits from further built in storage as well as streams of light flooding in from the large window. The master bedroom is also rear aspect and has space for a range of free standing bedroom furniture as well as views of the nearby countryside.

To the rear of the property is a fully enclosed private garden. An elevated decked area is found outside just off the kitchen, creating the perfect space for Al Fresco dining or a glass of wine on a summer evening. To the front of the property is a fantastic driveway offering parking for 2/3 vehicles.



### 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 peninsular 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, WH Smith 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 and 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 and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

### Directions

The postcode for the property is PL15 8LQ. 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 onto Cross Lanes. Continue ahead and take the second right onto St Mary's Road. Follow the road and take the second right turning which takes you onto St Leonard's Road and you will see the property on your left hand side.

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## Entrance Hallway

### Kitchen

10'7" x 8'11" (3.25m x 2.72m )

### Sitting Room / Dining Room

20'10" x 9'8" (6.37m x 2.95m )

### Utility Room / WC

7'6" x 6'4" (2.31m x 1.95m )

## First Floor

### Bedroom 1

10'9" x 10'5" (3.30m x 3.20m )

### Bathroom

10'11" x 6'4" (3.33m x 1.94m )

### Bedroom 2

11'3" x 7'7" (3.44m x 2.32m )

### Bedroom 3

14'1" x 6'9" (4.31m x 2.08m )

## Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band B

## Agents Note

Shared Access - Front steps are shared with the neighbour.

Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 45      |                         |
| (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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