



Dutson Terrace  
Launceston | Cornwall



Town • Country • Coast



A spacious 3 bedroom house which has been updated, situated on the outskirts of the town with wonderful views across the town, surrounding countryside and Launceston Castle. The property has an enclosed lawned garden at the rear and the views can be enjoyed from the top of the garden alongside the living room on the ground floor and the back bedrooms on the first floor. There is unrestricted parking to the front of the property.

The property is approached via the front and the accommodation comprises an entrance porch, kitchen/breakfast room, lounge, rear hallway and a recently remodelled bathroom on the ground floor. On the first floor, there is a landing and 3 bedrooms with the master bedroom having a shower enclosure. The property is double glazed with mains gas central heating.

The views are a real feature of the property and alongside the great views at the rear there is a pleasant outlook at the front looking over to the fields across the road.



## 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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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**Entrance Porch**

**Kitchen/Breakfast room**  
13'3" x 8'8" (4.04m x 2.66m)

**Rear Hallway**

**Living Room**  
14'1" x 11'3" (4.31m x 3.45m)

**Bathroom**  
7'8" x 5'3" (2.34m x 1.62m)

**First Floor Landing**

**Bedroom 1**  
12'7" x 8'8" (3.86m x 2.66m)

**Bedroom 2**  
12'6" max x 11'5" (3.83m max x 3.48m)

**Bedroom 3**  
11'1" x 6'0" (3.38m x 1.83m)

**Services**

Mains electricity, water, gas and drainage.  
Council Tax Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</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	



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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