



Bond
Oxborough
Phillips

Changing Lifestyles

19 Chapel Gate
Launceston
Cornwall
PL15 7FX

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS (1 EN-SUITE)
- SINGLE GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- LANDSCAPED & ENCLOSED REAR GARDEN
- QUIET CORNER PLOT
- PVCU DOUBLE GLAZED & GAS CENTRALLY HEATED
- COUNCIL TAX BAND 'C'
- EPC RATING 'B'
- AVAILABLE WITH NO ONWARD CHAIN



A superb opportunity to purchase a beautifully presented three-bedroom (one en-suite) link-detached home, quietly positioned in a tucked-away corner of the sought-after Chapel Gate development. This lovely home offers spacious and well-balanced accommodation complemented by gas central heating and a garage with additional parking for two vehicles.

The property features a stunning, landscaped rear garden – fully enclosed and designed for ease of maintenance – providing the perfect space for outdoor dining or relaxation.

Offered to the market with no onward chain!





Directions

From Holsworthy, proceed along the A388 towards Launceston. Upon reaching Launceston, take the first exit at the roundabout continuing to follow the A388 for 0.7miles. Turn right onto Western Terrace and then follow the yellow signs for Chapel Gate. No.19 will be found on the right hand side immediately as you turn into the new Chapel Gate estate, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Launceston is a charming and historic town with the imposing Launceston castle keeping watch over the town and its surroundings. Nicknamed 'the gateway to Cornwall', Launceston is located right on the border of Cornwall and Devon, with the River Tamar delineating almost the entire boundary between the two.

It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco, WH Smith and Costa Coffee. Furthermore, there are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



Internal Description

Entrance Hall

Kitchen/Dining Room

Living Room

Cloakroom

First Floor Landing

Bedroom 1

Ensuite Shower Room

Bedroom 2

Bedroom 3

Bathroom

Single Garage

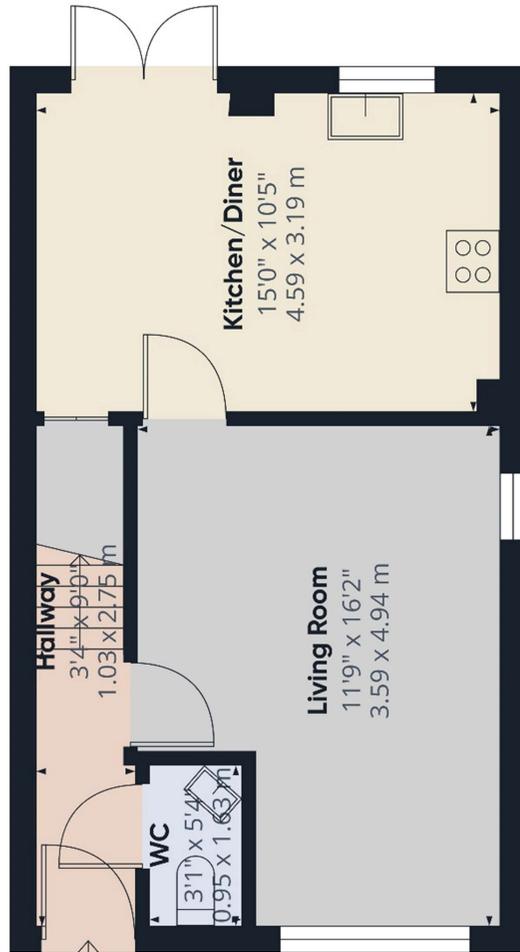
EPC Rating - EPC rating B (84), with the potential to be A (96). Valid until February 2032.

Council Tax Banding - Council Tax Band 'C' (please note this council band may be subject to reassessment).

Services - Mains water, electricity and drainage. Gas fired central heating. Double glazed throughout.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.





We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

19 Chapel Gate, Launceston, Cornwall, PL15 7FX

Changing Lifestyles

We are here to help you find and buy your new home...

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Devon

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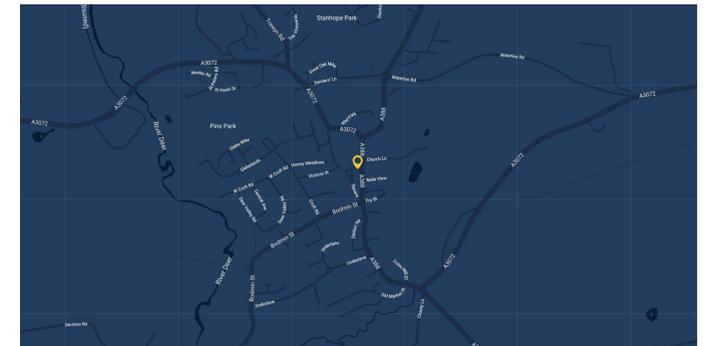
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01409 254 238 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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