



Bond
Oxborough
Phillips

Changing Lifestyles

3 Western Terrace,
Launceston,
PL15 7BP



Asking Price - £190,000



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01822 600700

3 Western Terrace, PL15 7BP



- Stunning far-reaching countryside and valley views
- Beautifully presented and modernised throughout
- Two generous double bedrooms
- Stylish refitted kitchen/dining room
- Spacious sitting room with feature brick fireplace
- Large landscaped tiered rear garden with patio and vegetable patch
- Owned solar panels and external insulation for improved energy efficiency
- Unrestricted on-street parking nearby
- EPC - B



Enjoying stunning far-reaching countryside views, this beautifully presented two double bedroom home has been thoughtfully modernised throughout and offers stylish accommodation alongside an exceptionally generous landscaped garden.

Ideal for first-time buyers, down-sizers or those seeking a peaceful setting, the property occupies an elevated position with wonderful views across open fields and the nearby valley.

The accommodation comprises a welcoming entrance hall leading to a bright sitting room with wood-effect flooring and an attractive exposed brick fireplace. To the rear is the impressive refitted kitchen/dining room, designed for modern living with a range of contemporary units, ample dining space and large windows framing the countryside views. Doors lead to the rear garden and a convenient ground floor cloakroom.

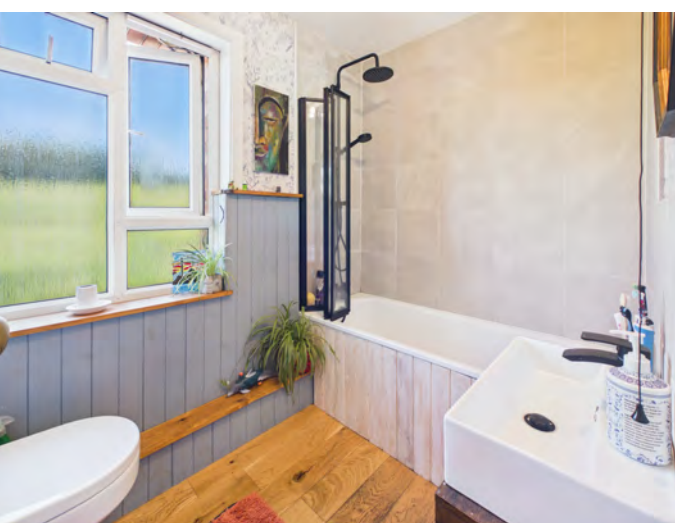
Upstairs are two well-proportioned double bedrooms and a modern family bathroom with a shower over the bath. The principal bedroom is particularly spacious, while the second bedroom enjoys elevated views, making it equally suited as a guest room, home office or nursery.

Outside, a private patio provides the perfect space for outdoor dining before leading to the substantial tiered rear garden. Beautifully landscaped and well maintained, it features established planting, a vegetable garden, greenhouse space, seating areas and a generous lawn, all enjoying a high degree of privacy.

The property also benefits from owned solar panels, helping to reduce running costs and enhance its environmental credentials.

Whilst the property does not have allocated private parking, unrestricted on-street parking is available directly opposite the terrace and along the neighbouring road.

A superb opportunity to acquire a stylish and energy-efficient home with exceptional gardens and stunning countryside views. Early viewing is highly recommended.



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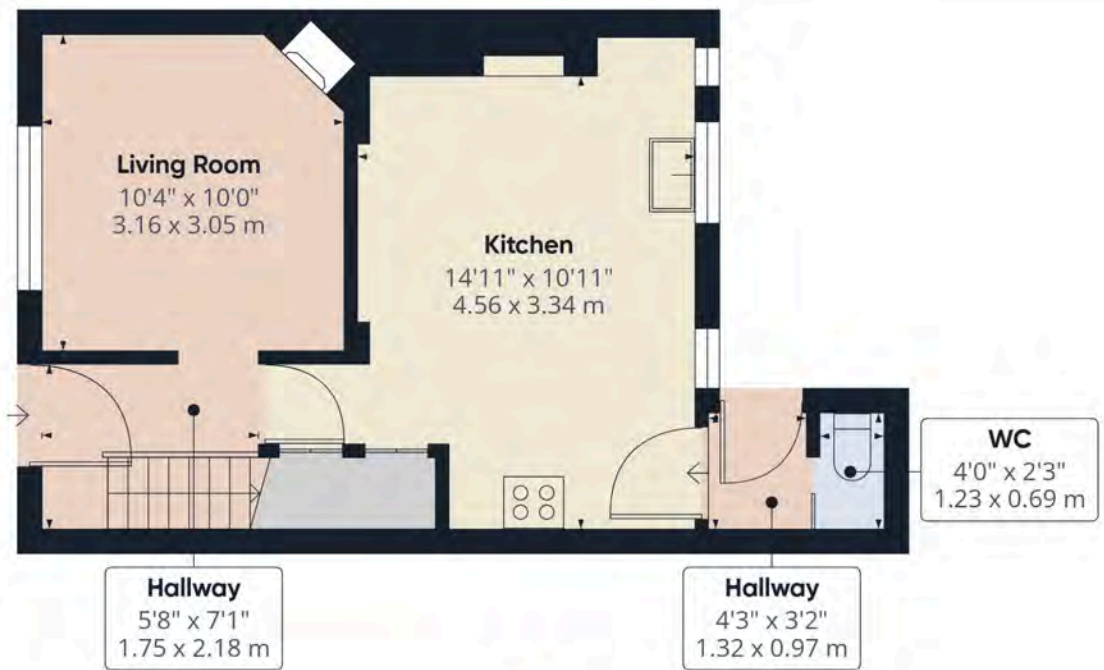
Set amid the gentle folds of the Cornish countryside, Launceston is often described as the gateway to Cornwall, lying right on the Devon border. The town is instantly recognisable thanks to its striking Norman castle, whose ruins crown the hillside and offer sweeping views across both Bodmin Moor and Dartmoor. Once a key stronghold following the Norman Conquest, the castle green later became the site of public executions until the 19th century.

Perfectly positioned between Cornwall's north and south coasts, Launceston provides easy access to beaches, moorland and miles of unspoilt countryside. The wider area caters for every interest, with two golf courses close by and Roadford Lake Country Park offering trout fishing, sailing, windsurfing, cycling, rowing, kayaking and camping.

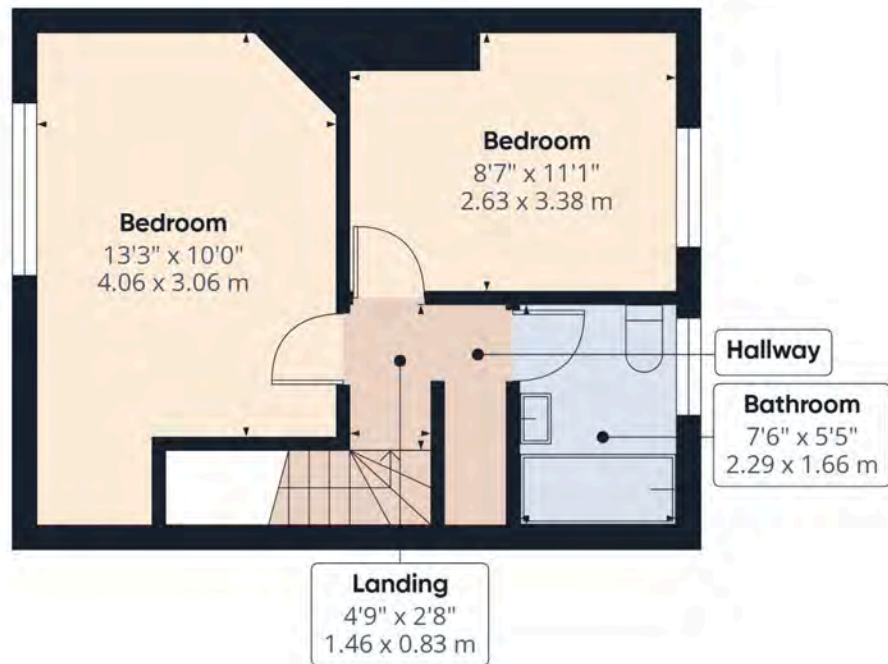
The town itself blends well-known national retailers—such as Marks & Spencer Food Hall, Tesco, Argos and Pets at Home—with an appealing mix of independent and artisan shops. Excellent transport links include the A30, which reaches the M5 at Exeter in under 45 minutes, and the A388, placing Plymouth less than an hour away. For those seeking the coast, the popular seaside town of Bude lies just 17 miles to the north.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



Have a property to sell or let?

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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.

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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 £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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