



Bond
Oxborough
Phillips

Changing Lifestyles

4 Westbridge Road

Launceston

PL15 8HS



Asking Price - £275,000



Changing Lifestyles

01822 600700

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A well-presented period residence positioned in the town of Launceston, enjoying the convenience of being close to the town centre and amenities...



- 3 Double Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Terraced
- Character Cottage
- Far Reaching Views to the Castle
- Town Location
- Rear Garden Area
- Sash Windows
- Situated Near the Peaceful River Kensey



Step into the charm of Launceston living with this beautifully presented period residence! Nestled in the heart of town, this home brings you the perfect blend of historic character and modern convenience. Imagine being just a stone's throw away from the bustling town center and all its amenities.

This delightful family home boasts a wealth of original features that will captivate your heart. The ground floor welcomes you with cozy yet spacious living areas, offering the flexibility of two living rooms on either side. The L-shaped kitchen, positioned at the rear, beckons you to create culinary delights with a garden view to inspire you.

Ascend the quirky staircase, and the charm continues to unfold. The staircase branches off into two directions, leading you to a tastefully designed family bathroom adorned with a Victorian-style freestanding bath. Upstairs, three double bedrooms await, two of them featuring characterful wooden floors and decorative open fires.



But that's not all – step outside to the front and discover on-street parking, a convenient gateway to the nearby River Kensey. Follow the street as it leads you to the riverbank, complete with a footpath and a charming bridge over the gently flowing waters.

This Launceston gem not only offers comfort and style but also grants you sweeping views of Launceston Castle from the rear of the house. Don't miss the chance to make this enchanting property your home – where history meets modern living!

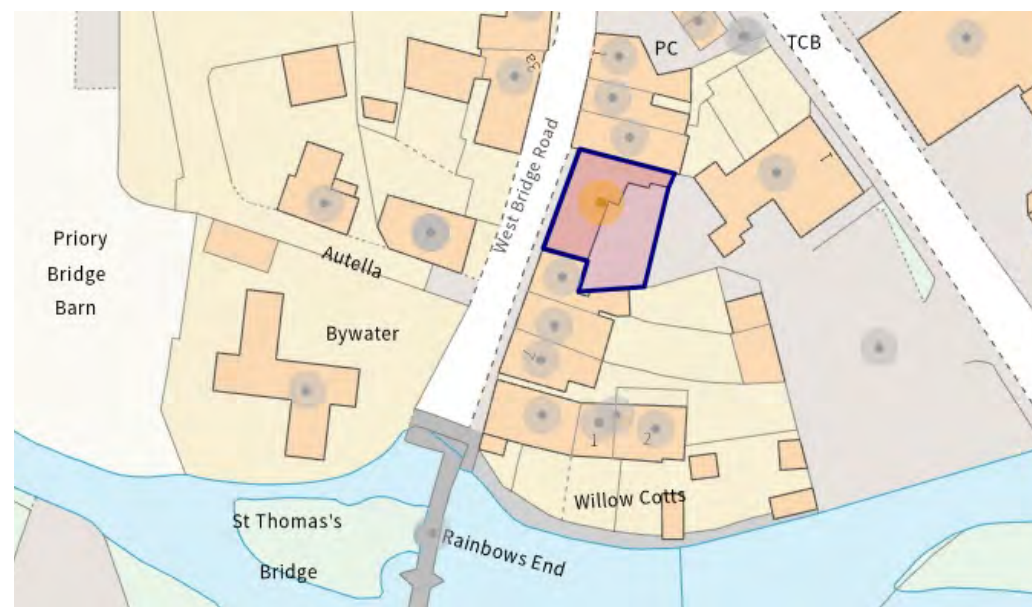
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The property enjoys a sought after location, within walking distance of the popular town of Launceston with supermarkets, doctors', dentists and veterinary surgeries together with educational facilities, leisure centre and numerous sporting and social clubs. At Launceston there is access to the vital A30 which links the Cathedral Cities of Truro and Exeter.

The picturesque market town of Tavistock is 9 miles away and provides access to the majestic Dartmoor National Park.

At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

The City of Plymouth is 25 miles to the south, with deep marina and regular cross channel ferry services to northern France and Spain.



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.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 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.

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.