



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Ferndale Terrace,  
Launceston,  
PL15 7FB.



**O.I.E.O - £200,000**



# 1 Ferndale Terrace, Launceston, PL15 7FB.

A spacious three bedroom end of terrace home, a short walk from the town centre of Launceston inclusive of an integral garage



- End of Terrace
- Three Bedrooms
- Spacious Kitchen /Diner
- Master Bedroom With En-Suite
- Rear Courtyard
- Garage/With Possible Conversion
- Close to Primary School
- Short Walk to Town Centre
- Popular Town Location
- Council Tax Band - C
- EPC - C



1 Ferndale Terrace is a spacious 3 bedroom townhouse, a short drive from the main A30 and easy walk to the town centre. The living space is laid out across 3 floors, is not overlooked and has lovely views to the back.

The accommodation includes large living room on the ground floor, kitchen / dining room on the lower ground floor and 3 bedrooms upstairs.

The property's entrance hall with cloakroom leads into a large living room with feature fireplace and views of the medieval fields.

The lounge leads to a further hallway with quiet office space and door to the garage. The garage has potential be converted to further bedroom or reception room as there is plenty of on street parking and it is already lined and wired.

On the lower ground floor there is a kitchen / dining room and hall with exterior door to the paved courtyard.

Upstairs there are 3 bedrooms, one with en-suite and a family bathroom. There is also plenty of loft space.

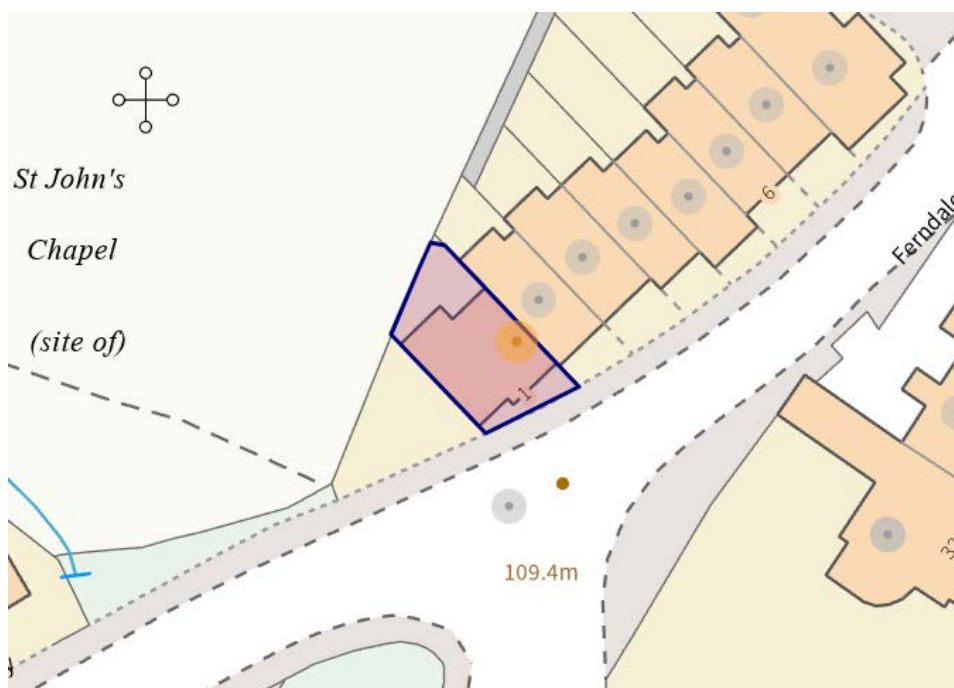


# Changing Lifestyles

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.

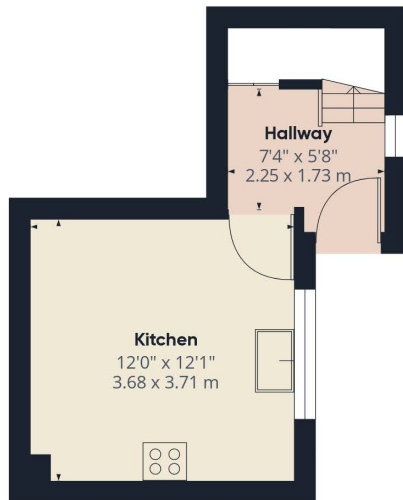
In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco, WH Smith and Costa Coffee. Furthermore, there are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



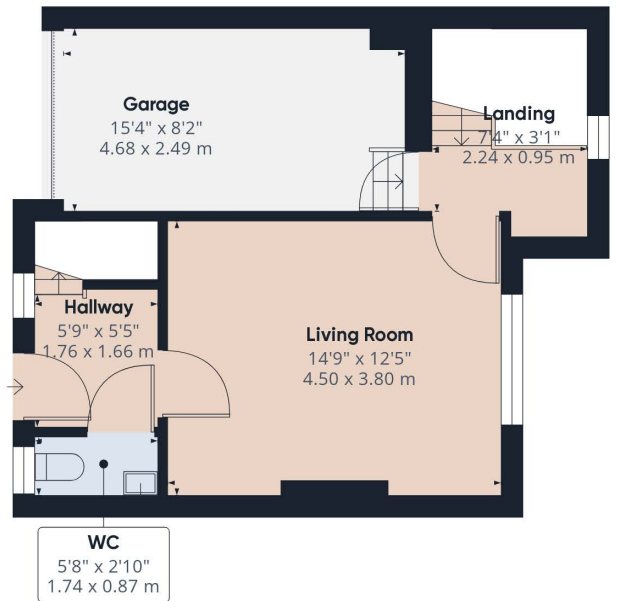
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

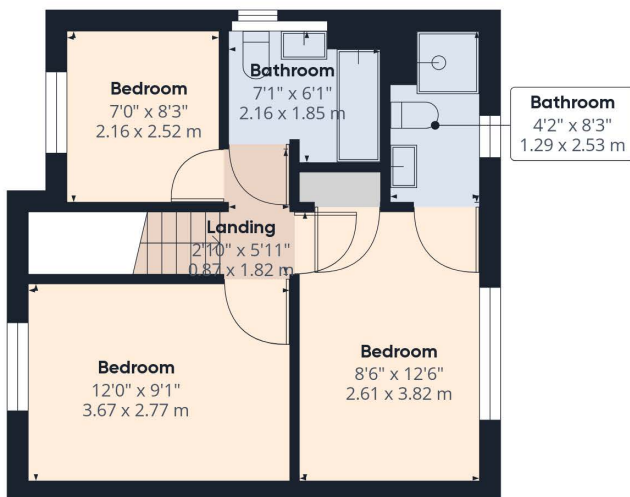




Floor 0



Floor 1



Floor 2

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.