

Trelowen
St. Marys Road
Lanstephan
Launceston
Cornwall
PL15 8JR

Asking Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Trelowen, St. Marys Road, Lanstephan, Launceston, Cornwall, PL15 8JR



- 3 BEDROOM
- DETACHED HOUSE
- GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- VIEWS TOWARDS LAUNCESTON TOWN
- WELL SUITED FOR FIRST TIME BUYERS OR AS AN INVESTMENT OPPORTUNITY
- EPC RATING - B
- COUNCIL TAX BAND - C



An opportunity to acquire this 3 bedroom detached family home situated within walking distance of local amenities and Launceston town centre. The property briefly comprising a kitchen/diner, lounge, WC, 3 bedrooms, family bathroom and garden. The residence benefits from double glazing, gas central heating throughout and would be well suited as an investment opportunity whilst equally appealing for first time buyers or a family home.



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Launceston, the Ancient Capital of and acknowledged gateway to Cornwall sits astride the A30 one mile from the Devon/Cornwall border, in an area of considerable beauty and charm with easy access to both North and South Coasts as well as to the cities of Exeter, Plymouth and Truro. Dating back to Celtic times the whole of Launceston is steeped in history and is dominated by its Castle built by Brian de Bretagne the first Norman Earl of Cornwall in the 11th Century. Once the site of the Royal Mint and the only walled town in Cornwall the Launceston of today has much to offer and to reward both business and leisure interests. There is a town trail for visitors to follow which highlights the ancient architecture and historical features including the 16th Century Church of St. Mary Magdalene which has one of the most lavishly carved exteriors of any Church in England. There are three other churches as well as a Methodist Chapel and Kingdom Hall, three Primary Schools, one private school and Launceston College, so both spiritual and secular needs are well served.

Entrance Hall - Doors to kitchen/diner, lounge and WC. Stairs to first floor landing. Under stairs storage.

Kitchen/Diner - 15'7" x 9'3" (4.75m x 2.82m)
This spacious kitchen/diner comprising a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainer unit with mixer tap and 4 ring electric hob. Integrated oven and space for free standing fridge freezer and washing machine. Ample space for family dining table. Windows to the front and side elevations.

Lounge - 16'10" x 10'4" (5.13m x 3.15m)

Window and patio doors to the rear elevation overlooking the garden.

WC - 5'6" x 3'1" (1.68m x 0.94m)

Low level WC and wall mounted hand wash basin. Frosted window to side elevation.

First Floor Landing - Doors to bedrooms and bathroom. Airing Cupboard.

Bedroom 1 - 13'11" x 10' (4.24m x 3.05m)

Windows to side elevation.

Bedroom 2 - 12'10" x 10' (3.9m x 3.05m)

Window to front elevation.

Bedroom 3 - 6'9" x 6'3" (2.06m x 1.9m)

Window to rear elevation.

Bathroom - 6'6" x 5'6" (1.98m x 1.68m)

Comprising an enclosed panel bath with shower over, low level WC and pedestal hand wash basin. Frosted window to the front elevation.

Outside - The front of the property benefits from a garden that's mainly laid to lawn with a paved path leading to the front entrance and pedestrian gate to the rear garden. The rear garden has two tiers with a lawned area on the top tier and a patio below providing the perfect space for alfresco dining.

Services - Mains electric, water, drainage and gas.

EPC Rating - B

Council Tax Band - C



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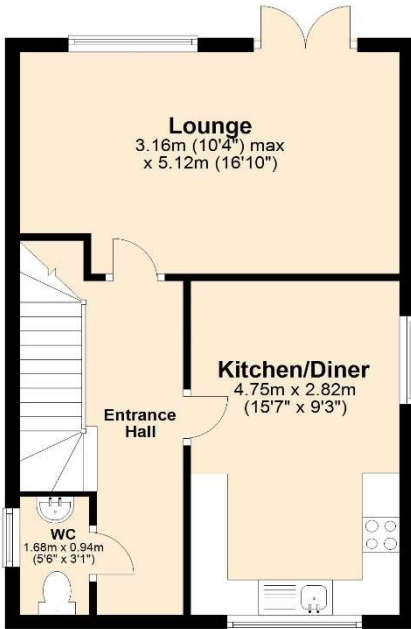
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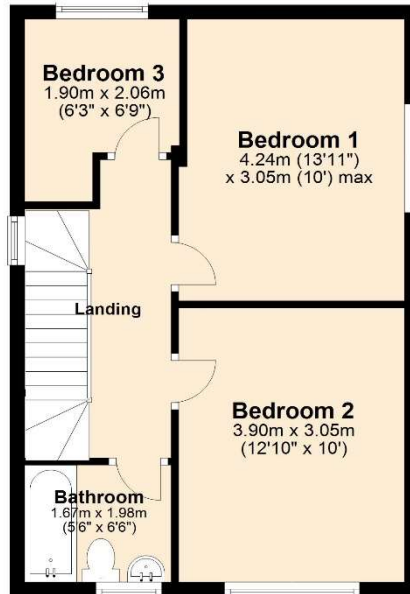
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Launceston town proceed out onto St Thomas Road. Continue through the traffic lights until reaching the roundabout at the bottom of St Stephens, going straight on and up the hill. Continue to the very top and at the Church turn right onto Roydon Road, proceed down the hill, turning left on the sharp right hand bend. Follow the road up the hill for a short distance turning right into St Marys Road, proceed along for a short period of time whereupon the property will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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