

3 Tower Street

Launceston | Cornwall

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Guide Price £150,000







An opportunity to purchase a prime commercial unit with a 1 bedroom residential flat above situated close to the town centre. The property is well presented and offers a light and spacious main commercial space with great window frontage. The flat on the first floor has a small balcony providing some nice views of Dartmoor.

Entrance to the property is via a covered porch with a door into a reception foyer. From here a door to your left leads into the main commercial space with a door to the other side leading into a bathroom and storage room.

There is a separate entrance into the flat, where there is a glass entrance hallway and stairs to the first floor. The main living space is open plan with a living room and kitchen area. A door leads into a shower room with another door into the bedroom, from here there is a patio door out onto the balcony.

There is electric heating both in the commercial space and in the residential space above.







Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the Gateway to Cornwall' Launceston is centred 1 mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth, Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional National outlets including Tesco, M&S and Costa. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8BQ.

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Commercial Space
19'10" x 13'5" (6.05m x 4.11m)
4.11m narrows to 4.16m

Entrance Foyer
9'7" x 8'2" (2.93m x 2.50m)

Bathroom
6'7" x 5'3" (2.02m x 1.61m)
Irregular Shape

First Floor Flat

Hallway With Stairs

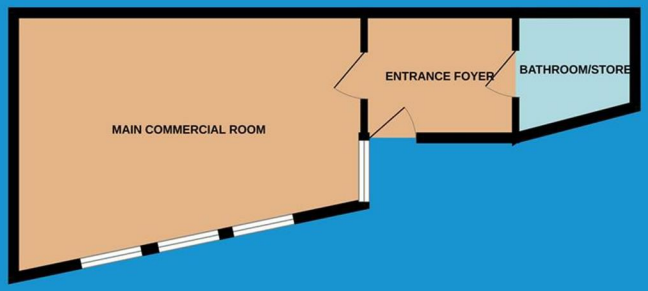
Living Room / Kitchen
23'3" x 15'6" (7.09m x 4.74m)
7.09m narrows to 4.30m
4.74m

Bedroom
13'4" max x 8'5" (4.07m max x 2.57m)

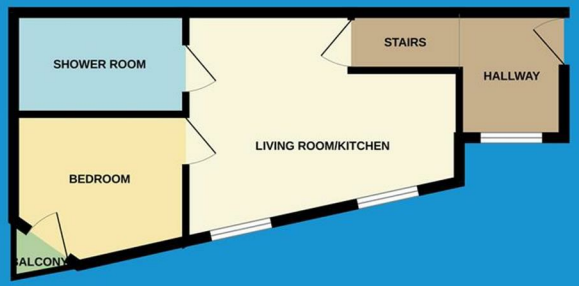
Bathroom
8'5" x 6'5" (2.58m x 1.97m)
Includes airing cupboard with hot water tank.

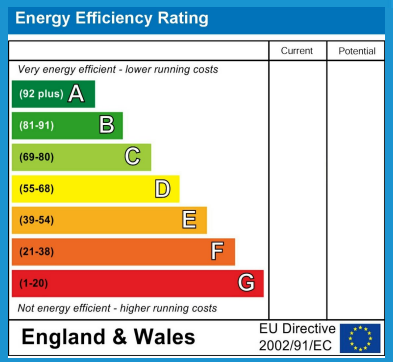
Services
Mains Electricity, Water and Drainage.
Council Tax Band A
EPC For The Chiropody Clinic - 62C
EPC On The Flat - TBC

Ground Floor



First Floor











IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman

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