29a Race Hill

launceston | launceston



Entrance Hallway

Living Room
17'9" x 12'6" max (5.42m x 3.82m max)

Kitchen / Breakfast Room
19'2" x 8'6" (5.86m x 2.60m)
2.60m narrows to 2.00m

Conservatory / Utility Room
14'10" x 5'4" (4.54m x 1.63m)

WC
5'6" x 2'10" (1.70m x 0.88m)

First Floor

WC
5'4" x 2'7" (1.64m x 0.81m)

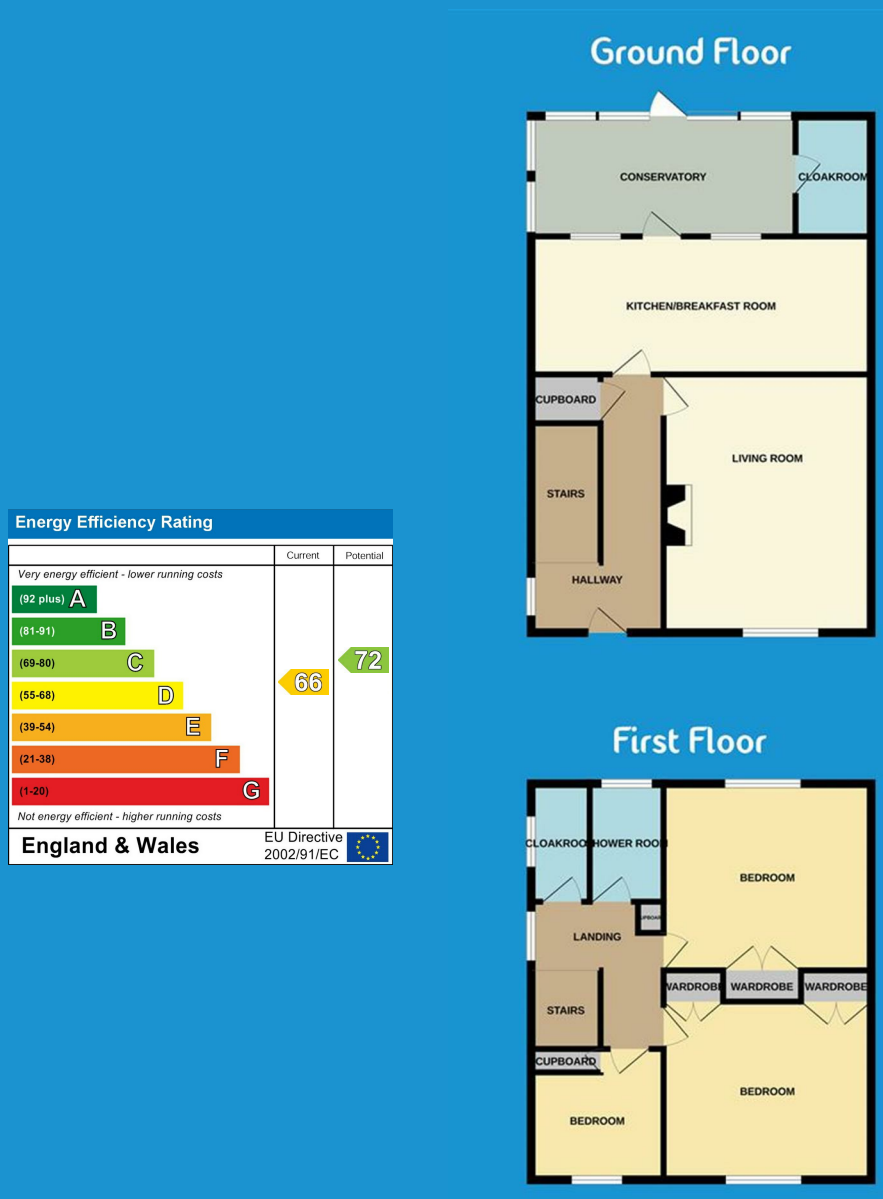
Shower Room
5'5" x 4'9" (1.66m x 1.47m)

Bedroom 1
11'8" x 10'11" (3.58m x 3.33m)

Bedroom 2
11'3" x 10'10" (3.45m x 3.31m)

Bedroom 3
9'7" x 7'10" (2.94m x 2.41m)
2.94m narrows to 2.37m

Services
Mains Electricity, Gas, Water and Drainage
Council Tax Band B









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.

The Property Ombudsman

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Guide Price £229,950







A spacious 3 bedroom semi-detached house situated on the outskirts of Launceston with parking at the front, a garage at the rear alongside an enclosed garden and fantastic countryside views with Dartmoor in the distance.

There is a tarmacked driveway at the front with provision for 2 vehicles. a access to the property is via the front door leading into the hallway which is a welcoming entrance to the property with a window at the side. There is a spacious living room with a front facing window which is a good sized main reception room with a feature stone fireplace.

There is an open-plan kitchen and breakfast room which is a light and airy room, with great views at the rear. Beyond here there is the conservatory which has a useful utility space with space for appliances. At the side, steps lead down to a cloakroom with a WC.

The rear garden is accessed via the rear door of the conservatory, with steps leading down to a pathway which leads through the garden which is partially laid to lawn with well stocked plant beds. There is a patio area with a feature pond. There is gated access to the shared driveway at the side, which leads down to the garage/workshop.







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 one 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 and 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 Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9BD. From our office continue on Hurdon Road towards Tesco. Take the first exit at the roundabout and continue up Race Hill where you will find the property on the right hand side.

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