



Dunheved Road
Launceston
PL15 9JH

Guide Price £280,000

- VICTORIAN TOWN HOUSE
- 4 BEDROOMS
- 25'FT LOUNGE/DINING ROOM
- ATTRACTIVE KITCHEN/BREAKFAST ROOM
- GARDENS TO SIDE AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO SCHOOLS AND LEISURE CENTRE
- DOUBLE GLAZED & GAS CENTRAL HEATING
- MANY PERIOD FEATURES
- FULLY BOARDED LOFT



Tenure - Freehold

Council Tax Band - C

Floor Area - 1259.38 sq ft



4



1



1



D58

DESCRIPTION

Being sold for the first time in 22 years is this substantial Victorian period town house, with many original features including tiled flooring, timber doors, high ceilings, picture rails and fireplace now housing a wood burning stove. The characterful accommodation, which is double glazed and gas fired centrally heated, briefly comprises; Entrance porch entrance hall with original tiled floor, superb 25ft double aspect lounge/dining room with marble style fireplace housing woodburning stove, kitchen/breakfast room with attractive traditionally fitted kitchen, boasting granite worktops, belfast sink and incorporating a range cooker. From here a door leads to the rear courtyard terrace and gardens. On the first floor a split landing gives access to 4 bedrooms, 3 being doubles, 1 single bedroom and a family bathroom. The property was rewired in 2018 and re-roofed with loft fully insulated and boarded in 2010.

Outside, there is a small area of garden to the front with a pathway to the side giving access to a gate into the rear courtyard being composite decked, together with a useful brick built store shed and steps up to a lawned garden boasting many mature shrubs and a wood store.

LOCATION

Conveniently located near the end of this sought after residential area of Launceston and within easy walking distance of the social, commercial and shopping facilities of the town centre. Close at hand is the secondary school, Launceston College and the main park with Leisure Centre including swimming pool and squash courts.

The town shopping facilities include quirky independent shops with a monthly butter market selling local crafts and produce, together with big names such as Marks & Spencer Food Hall, Tesco, Iceland, Argos and Pets at Home on the outskirts. The town's skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for

executions until the 19th century.

Launceston is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses and Roadford Lake Country Park where visitors can fish, sail, windsurf, cycle, row, kayak and camp. The A30 is adjacent to the town and will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE PORCH

Part glazed entrance door. Original geometric tiled floor extends into the hallway. Electric fuse board (rewired in 2018).

ENTRANCE HALL

Timber and patterned stained glass door. Radiator. Stairs rising to first floor with ornate balustrade and understairs cupboard. Timber door into;

LOUNGE/DINING ROOM

25'10" x 12'11" max plus bay. (7.89m x 3.94m max plus bay.) Double aspect room with bay window to front. 2 Radiators. Marble style fireplace with cast iron recess and slate hearth housing wood burning stove. High ceiling with picture rails. Further timber door back into hallway.

KITCHEN/BREAKFAST ROOM

22'8" x 9'2" (6.93m x 2.81m) 3 windows to side and half glazed door to outside. Understairs recess with space for tumble dryer. Traditional range of wall and base units with glazed display cabinets, ornate handles and inset Belfast sink with granite worktops. Tiled splashback to walls. 'Stoves' range electric cooker with induction 5 ring hob, glass canopy extractor hood over. Space and plumbing for washing



machine and dishwasher. Radiator. Cupboard housing wall mounted Worcester gas fired boiler and shelves to side. Downlighters.

Stairs from the hallway rise to;

FIRST FLOOR LANDING

A split landing with glazed window for natural light. Access to large loft via ladder having been re-insulated and boarded in 2010. Timber doors to:

BEDROOM 1

16'3" x 10'2" (4.96m x 3.11m)

Plus bay window, enjoying views across the town and countryside. Radiator. Fitted wardrobes with storage cupboards above.

BEDROOM 2

12'5" x 10'11" (3.80m x 3.35m)

Window to rear. Radiator.

BEDROOM 3

8'9" x 8'0" (2.67m x 2.44m)

Window to rear. Radiator.

BEDROOM 4

9'6" x 6'3" (2.92m x 1.93m)

Window to front. Radiator. Currently used as an office.

BATHROOM

9'9" x 6'0" (2.98m x 1.83m)

2 opaque windows to side. Corner bath with electric shower and pelmet with curtain over. Low level wc. Pedestal wash basin with tiled splashback. Built in airing cupboard with hot water cylinder. Access to loft.





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OUTSIDE

Steps up to small front garden area. Path to side gives access to the rear gardens, or from the kitchen into the rear courtyard patio, being composite decked with gate to side leading to the front for removal of garden waste and recycling. Brick built STORE SHED. Steps up to lawn with mature shrubs and flower beds. Small wood store. Flower beds incorporating spring flowers, Camellia and mature Holly bush.

SERVICES

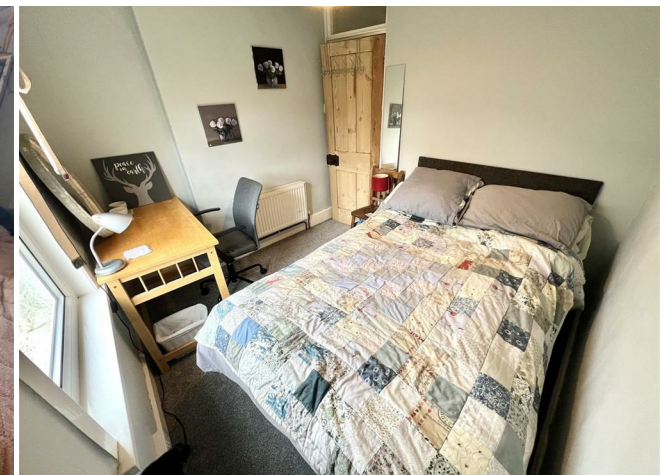
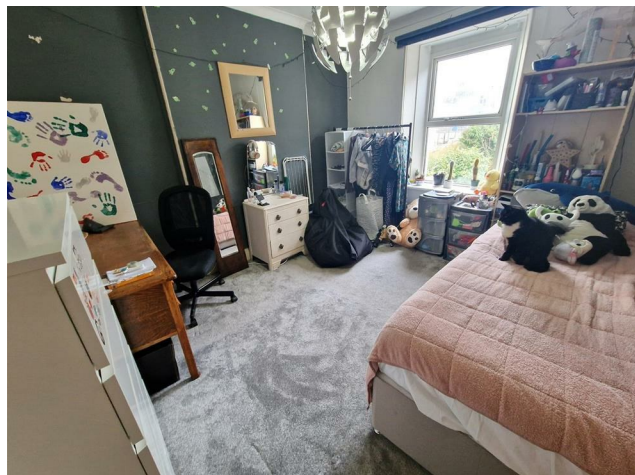
Mains water, electricity, drainage and gas. Broadband available.

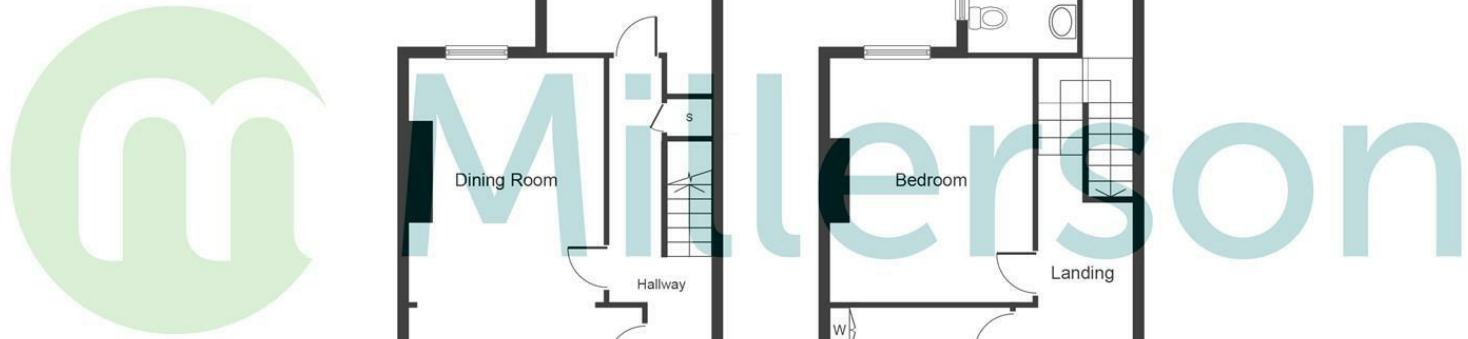
LOCAL AUTHORITY

Cornwall Council. Council Tax Band C.

AGENTS NOTE

There is a right of way along the external path to the side of the property, for access to the rear of this terrace.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Directions To Property

From the town centre, proceed along Dunheved Road and where the road bends to the right into Dunheved Fields, bear left and the property will be on the left with a Millerson For Sale board clearly displayed.
 What3Words.com///streamers.opened.streak

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

