



OPEN 7
DAYS A WEEK

1a St Marys Road, Lanstephan,
Launceston, Cornwall, PL15 8JN



Overview

An opportunity to acquire this brand new 3 bedroom residence, occupying a most convenient location with superb views over the Kensey Valley towards Launceston Castle. Entrance driveway provides ample off road parking with an enclosed garden to rear. Ideally suiting first time buyers and those looking for investment.



£179,950 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

Bond Oxborough Phillips

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SITUATION 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.

The Accommodation briefly comprises-

Kitchen

Open Plan Lounge/ Diner

Downstairs WC

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Rear Enclosed gardens

Entrance Driveway

