



35 St Johns Road

35 St Johns Road, , Launceston, Cornwall, PL15 7DB

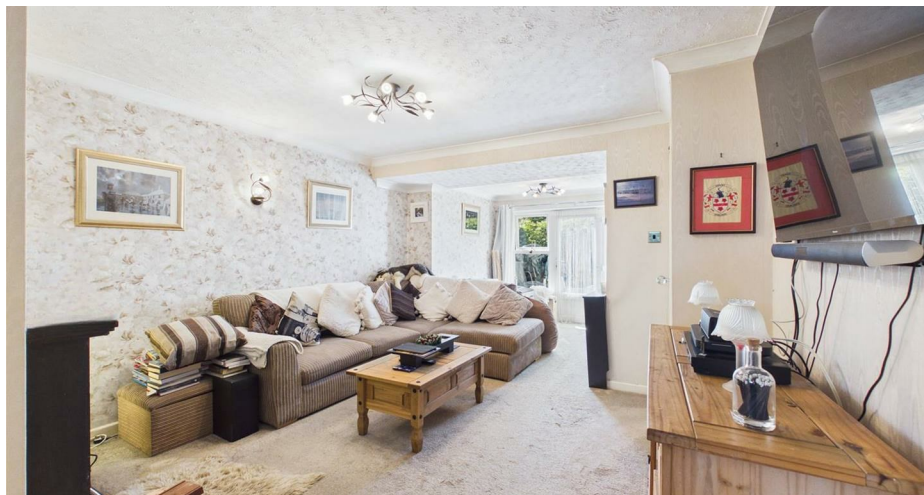


Launceston Town Centre 0.7 miles - North
Cornish Coast 18.2 miles - Plymouth 26.7
miles

A 3 bedroom semi-detached
property located in a popular
residential area, with a rear
garden and single garage

- Kitchen/Breakfast Room
- Off Road Parking for 2 vehicles
- Single Garage
- Log Burner
- 3 Bedrooms
- Hot Tub
- South Facing Garden
- Popular Residential Area
- Tenure: Freehold
- Council Tax Band: B

Guide Price £249,950



SITUATION

35 St. Johns Road is situated within a popular residential area on the edge of Launceston, enjoying convenient access to the town centre, approximately one mile away. Launceston provides an excellent range of day-to-day amenities including independent shops, supermarkets, cafés, sporting and social clubs, a fully equipped leisure centre and two 18-hole golf courses. The town also benefits from primary and secondary schooling, medical, dental and veterinary practices, together with excellent transport links via the A30 dual carriageway, providing easy access to the Cathedral cities of Exeter and Truro. Exeter offers access to the M5 motorway, mainline railway station serving London Paddington and an international airport.

DESCRIPTION

A well presented three bedroom semi-detached family home offering spacious and practical accommodation throughout. The property is built from traditional stone and benefits from off-road parking, a single garage with an adjoining store room and an attractive enclosed rear garden designed for both relaxation and entertaining. Situated within a sought after residential location, the property would make an ideal family home or first time purchase.

ACCOMMODATION

The accommodation is arranged over two floors and is both light and well proportioned throughout. The front door opens into an entrance hall, which includes a cloakroom fitted with a WC and wash hand basin and leads directly into the kitchen which is fitted with a range of wall and base units and offers ample worktop space together with space for fridge/freezer, sink with boiling water tap and electric oven with gas hob. Following on from the kitchen is a comfortable sitting room with a wood burning stove and door opening directly onto the rear garden, creating an ideal space for indoor and outdoor living. From the sitting room, there is access to an inner hallway with stairs rising to the first floor.

On the first floor are three well proportioned bedrooms, offering flexible accommodation for

families, guests or those working from home. These are serviced by the family bathroom, fitted with a shower, wash hand basin with under storage, w/c and heated towel rail. All windows throughout the property are double glazed uPVC.

OUTSIDE

The rear garden is fully enclosed to all sides and has a covered veranda where a hot hub is located with composite decking surrounding. Following on is an area of lawn with some mature flowerbeds and a greenhouse, wood store and storage shed. The property is accessed through a wooden gate that opens onto a tarmac driveway for several vehicles. and continues down the side where it adjoins the attached single garage.

SERVICES

Mains electricity, water and drainage. Mains gas fired central heating and wood burning stove. Broadband availability: Superfast, Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

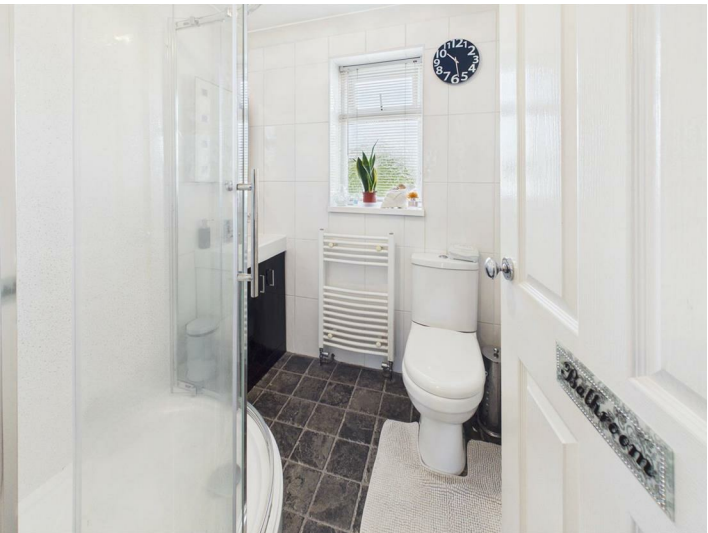
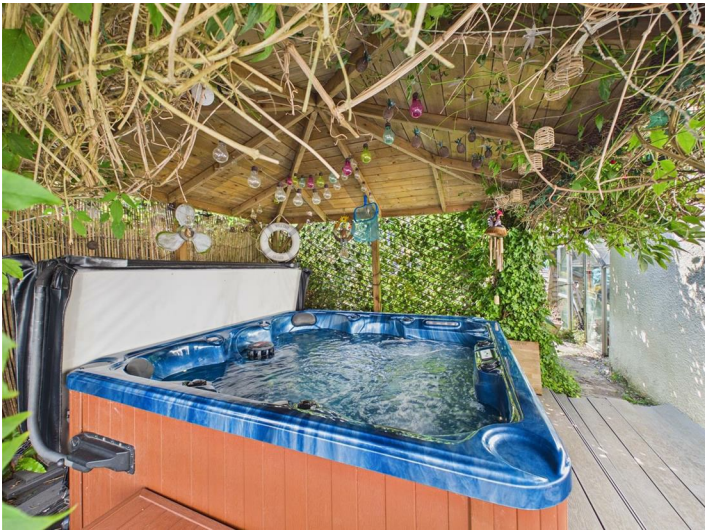
VIEWINGS

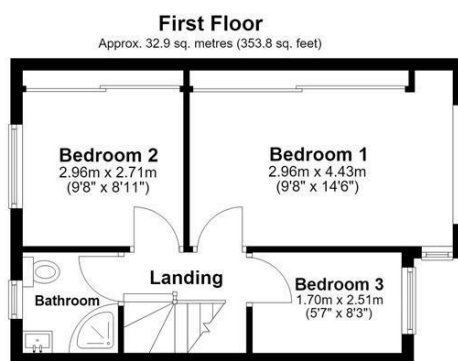
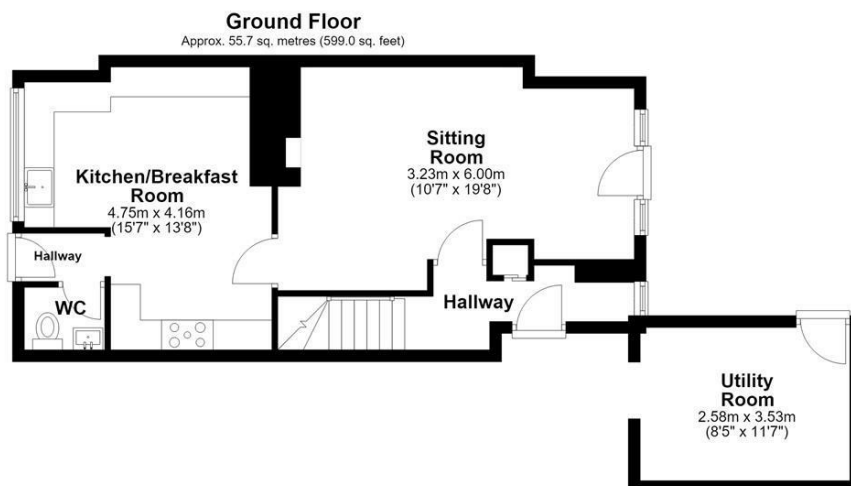
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston Town Centre, proceed along Western Road towards Pennygillam roundabout, at the traffic lights turn right onto St Johns Road. Take the following left and continue until you will find the property on your left hand side at the end of the road.

what3words.com: ///beads.courtyard.using





Total area: approx. 88.5 sq. metres (952.9 sq. feet)
35 St Johns Road

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk