



**3 Tamar View, Launceston,  
Cornwall, PL15 9EX**

Guide Price £399,950 Freehold





## A Victorian townhouse enjoying stunning views with garage & parking within walking distance of Town Centre amenities

- Character Features
- Stunning Views to Dartmoor
- 4 Bedrooms (Master En Suite)
  - 2 Reception Rooms
- Spacious Kitchen/Dining Room
  - Enclosed Rear Garden
- Off Road Parking & Garage
  - EPC D & Council Tax D

**SITUATION** Set in a convenient location on the edge of Launceston town which has a variety of supermarkets, dentists, doctors and veterinary surgeries together with a leisure centre and 2 testing 18-hole golf courses nearby. The town has 3 primary schools and secondary education to A-Level.

The A30 can be accessed a mile away and provides access to the Cathedral Cities of Truro and Exeter. The City port of Plymouth is 18 miles to the south with deep water marina and regular ferry crossings to Northern France and Spain.

**DESCRIPTION** A beautifully presented Victorian townhouse with accommodation arranged over four floors. The property has been much improved by the current vendor over the last 19 years with redevelopment of the top floor and a new roof whilst retaining its character features.



The accommodation is illustrated on the floorplan and briefly comprises: entrance porch with attractive tiled floor, glazed door into entrance hall with stairs to both first floor and lower ground floor, cloakroom with low flush WC. Lounge with fireplace and bay window to front aspect. Sliding doors open into family room with feature fireplace and bay window enjoying stunning views over countryside to Dartmoor beyond.

The lower ground floor has the farmhouse-style kitchen/dining room with a range of base units, tiled floor, inset electric oven with 5 ring gas hob over, fireplace housing a woodburner and French doors to rear terrace which enjoys stunning views. Large walk-in pantry with space for upright fridge/freezer and plumbing and appliance space for washing machine and tumble dryer.



Stairs rise from the entrance hall to the first floor with 2 double bedrooms, single bedroom and family bathroom comprising a suite of high flush WC, pedestal wash hand basin and pressed steel bath with mixer taps and inset rainfall shower over.

From the landing stairs leads to the top floor and master bedroom suite with an en suite shower room comprising low flush WC, pedestal wash hand basin and shower cubicle. Several roof windows allow light in and enjoy the stunning views to Dartmoor. Ample under eaves storage space.

**OUTSIDE** To the front is a small garden with an original Victorian path leading to the front door.

To the rear is a most impressive garden of approximately 113' (34m) in length with well defined brick boundary walls. The rear terrace, accessed from the kitchen, is ideal for al fresco dining and leads to lawns and terraced patio/seating areas to enjoy the stunning views. Pair of former coal sheds, one housing the mains gas boiler for central heating and hot water.

In addition, at the end of the garden there is parking for 2 vehicles and a detached pre-fab garage which is accessed from the driveway entrance alongside number 7. Electric vehicle charging point.

**SERVICES** All main services connected. Mains gas central heating. Part secondary and acoustic

glazing to the front elevation. Council tax band: D. Full EPC available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the vendors appointed agents, David J Robinson Estate Agents and Auctioneers.

**DIRECTIONS**

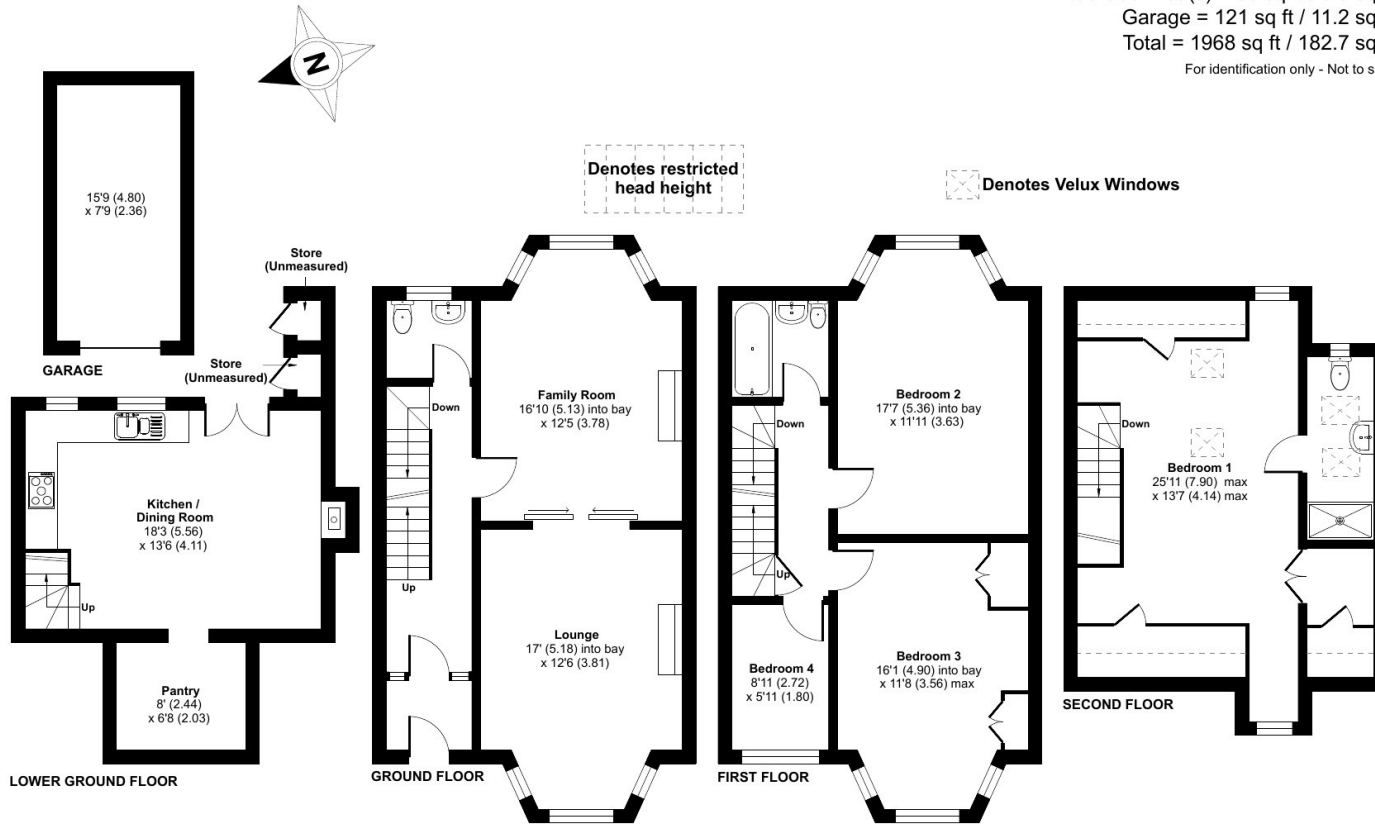
Sat Nav Postcode: PL15 9EX

What3Words: ///bedrock.bounding.fall  
(Front Door)

What3Words: ///colleague.sleepers.inches  
(Rear Parking)



Approximate Area = 1809 sq ft / 168 sq m (excludes store)  
 Limited Use Area(s) = 38 sq ft / 3.5 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1968 sq ft / 182.7 sq m  
 For identification only - Not to scale

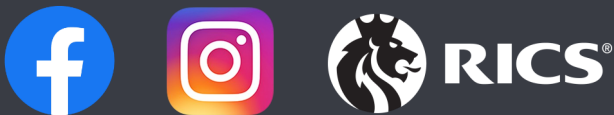


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1153860



For more information or to arrange a viewing, please contact us:

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