



 **Millerson**  
*Select*

**Dunheved Road**  
**LAUNCESTON**

**£425,000 Freehold**

# LAUNCESTON

## 5 BEDROOM FAMILY HOME

- NO ONWARD CHAIN
- 5 BEDROOMS & 2 BATHROOMS
- OPEN PLAN LIVING
- EXTENSIVE PARKING
- SOUGHT AFTER LOCATION
- LEVEL WALK TO TOWN
- WEST FACING REAR GARDENS
- MAINS GAS C/H & D/GLAZED

Offered with NO ONWARD CHAIN. Situated on a SOUGHT AFTER residential road is this SUBSTANTIAL reverse-level DETACHED 5 BEDROOM family home. The layout could suit dual-family occupancy, with the option to reconfigure the lower ground floor into an ANNEXE, either as a rental or Airbnb (STPC). Extensive PARKING and WEST FACING large rear gardens.





Now offered with no onward chain. In recent years this large reverse level family home has been refurbished, including a modern contemporary Kitchen/Breakfast room, new mains gas central heating boiler and hot water cylinder, rewired including multi-function lighting and Oak veneer internal doors throughout.

The property currently has bedrooms and bath/shower rooms on both floors and therefore the layout is suitable for dual family occupancy. In addition, the lower ground floor has the potential to create a self contained annexe, by undertaking some internal modifications. This could then perhaps provide an income from letting or Airbnb. There is also an external door from this floor leading to a part covered area, ideal as a patio and a driveway to the side which could be used for tenants or holiday makers to park.

Outside there is ample parking for several types of vehicles and an extensive West facing rear garden and sun balcony which is accessed from the Lounge/Dining Room.

#### 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 COMPRISES

(All Dimensions are Approximate) - Front Entrance door to:

#### OPEN PLAN LIVING SPACE

#### KITCHEN/BREAKFAST ROOM

15'4" x 12'0" (4.67 x 3.66)

A stunning contemporary fitted kitchen with a range of soft close base units under Corian and wooden worktop surfaces. Inset sink with mixer tap. Matching eye-level units. Central island inset with induction hob and stainless steel extractor over. Cupboards and drawers under. Eye level double electric oven. Space for American-style fridge-freezer with water connection. Space and plumbing for dishwasher. Inset LED ceiling lights and wooden laminate flooring. Bi-folding door to:



**UTILITY**

8'1" x 3'1" (2.46 x 0.94)

Obscured glazed window to front. Worktop with space and plumbing under for washing machine. Space on top for tumble dryer.

**LOUNGE/DINING ROOM**

17'10" x 16'10" (5.44 x 5.13)

excluding large deep bay West facing rear aspect window offering views over the extensive rear garden. Feature open working fireplace with slate hearth and wooden surround. Door to a shelved storage cupboard. Patio doors to:

**SUN BALCONY**

13'3" x 9'10" (4.04 x 3)

Composite decking, privacy panel to one side, and clear front panel to enjoy the West-facing views over the rear garden.

From Kitchen door to;

**INNER HALLWAY**

Hatch to loft space with retractable ladder and housing the newly installed main gas and hot water cylinder. Linen cupboard with shelving. Radiator. Doors to;

**STUDY**

9'11" x 6'5" (3.02 x 1.96)

Window to rear. Door to storage cupboard. Radiator.

**BEDROOM**

14'2" x 10'0" (4.32 x 3.05)

Double-aspect windows. Range of fitted bedroom furniture and double wardrobe with mirrored sliding doors. Radiator.

**BEDROOM**

13'2" x 9'2" (4.01 x 2.79)

Double aspect windows. Built in double and single wardrobes. Radiator.

**BEDROOM**

9'7" x 6'8" (2.92 x 2.03)

Window to front. Radiator.

**SHOWER ROOM**

8'0" x 5'2" (2.44 x 1.57)

Double walk in shower cubicle with mains fed shower over. Pedestal wash hand basin. Low level WC. .  
Extractor fan. Chrome heated ladder style towel rail.

From Kitchen/Breakfast Room door and turned staircase leading down to the lower ground floor:

**HALLWAY**

Window to rear and door leading out to the rear patio and gardens. Radiator. Door to storage cupboard with hanging rail and radiator.

**BEDROOM**

17'9" x 13'6" (5.41 x 4.11)

Obscured glazed windows to rear and further window to side. A range of built-in bedroom furniture. Radiator.

**BEDROOM**

14'0" x 9'9" (4.27 x 2.97)

Window to rear. Radiator.

**BATHROOM**

6'7" x 5'8" (2.01 x 1.73)

Large double-ended bath with central mixer tap, rainfall shower over, and detachable shower head. Shower screen to side. Wash hand basin inset with sink with cupboard under. Low-level WC. Shaver point. Illuminated mirror. Chrome heated ladder-style towel rail. Extractor fan.

**OUTSIDE**

To the front is enough tarmac parking for several vehicles and space for a motorhome or caravan. To one side of the property are steps leading down to the rear garden and to other side is a driveway with double gates opening up to an area which would be ideal for a detached

garage, subject to any relevant planning consents. There is an extensive West facing rear garden laid to lawn which will offer a keen gardener a blank canvass to design their own garden, with enough space for a children's play area. Immediately to the rear is paved patio and concrete area, being predominantly covered by the sun balcony. A rear entrance door leads back into the lower ground floor. Within the garden is a GREENHOUSE and some mature trees.

**SERVICES**

Mains gas, electric, drainage and metered water.

**LOCAL AUTHORITY**

Cornwall Council. Band D.

**AGENTS NOTE**

The photographs were taken before the current vendor moved out, thus no onward chain.



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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### Energy Efficiency Rating

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

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