



**4 Tredydan Road,
Launceston, Cornwall, PL15 8HY**

Guide Price £199,950 Freehold





An attractive period cottage in a residential area on the edge of town with views to Launceston Castle

- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Shower Room
- Gardens
- EPC D & Council Tax B

SITUATION Set on the edge of the historic town of Launceston enjoying views over the nearby Priory Park to the historic Launceston Castle.

Launceston boasts a wide variety of amenities including supermarkets, doctors', dentists' and veterinary surgeries, along with two testing 18-hole golf courses and access to the A30 which connects the Cathedral cities of Truro and Exeter.

At Exeter there is a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport. The city port of Plymouth is 20 miles to the south.

DESCRIPTION Built in the late 1800s of stone construction beneath the slate tiled roof and subject to improvement by the current vendor.

The accommodation is illustrated on the floorplan and briefly comprises: front door opening into entrance hall, door into lounge which has a feature fireplace with slate hearth and tiled inserts, double glazed window with views over front garden and Priory Park to Launceston Castle beyond.

From the entrance hall there is an opening into the dining area with stairs rising to first floor, feature stone fireplace with multi-fuel burner set on slate hearth with tall inset cupboards either side, one containing the wall-mounted mains gas-fired boiler for central heating and hot water.

Door into kitchen with tiled floor, range of base and wall units with laminated work surfaces over, inset 1 1/2 bowl stainless steel sink with mixer taps, appliance space for dishwasher and upright fridge/freezer (available by separate



negotiation), inset 4-ring mains gas hob with electric oven under. Door to utility/boot room with space and plumbing for washing machine (available by separate negotiation).

The first floor landing has access to the part-boarded and insulated loft space and doors to all rooms.

Bedroom 1 enjoys views over Priory Park and Launceston Castle, Bedroom 2 overlooks the rear of the property and Bedroom 3 has window to the front overlooking the garden.

OUTSIDE To the front is a pleasant south-facing garden laid mainly to lawn with flower beds, a low retaining wall and a concrete path to the front

door. A passage to the side of the property leads to the rear of the cottage.

There is a small lawned area which does not belong to the property but has had long established use and borders the charming Launceston Steam Railway track.

There is a rarely used pedestrian right of way immediately to the rear of the house for access by neighbouring houses in the terrace. Useful timber shed.

SERVICES All main services connected. Mains gas fired central heating. Double glazed windows throughout. Council Tax B. Full EPC document available on request. Broadband available. Mobile

phone coverage: please visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWING Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents and Auctioneers.

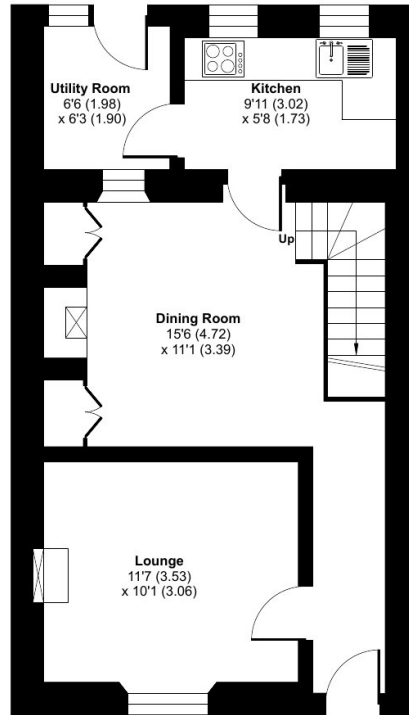
DIRECTIONS

Sat Nav Postcode: PL15 8HY

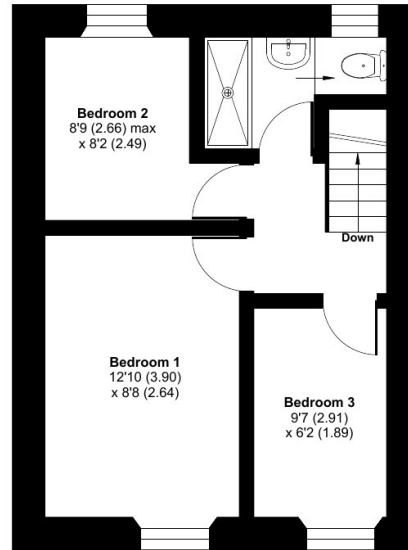
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Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1339941

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

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