

# “WINDSON”

**34 ST THOMAS ROAD, LAUNCESTON,  
CORNWALL PL15 8BX**



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## “WINDSON”

This very spacious 3 storey, 4 bedroom Victorian house has just been fully refurbished.

Although the front of the property faces onto the busy St. Thomas Road, it does have good access at the back onto the much quieter St Thomas Hill. Road parking is available on the hill and the nearby Station Road. We recommend viewing to appreciate just how large the rooms are, particularly the four bedrooms.

This property spacious accommodation has many traditional Victorian features including feature fireplaces (sealed), high ceilings, bay windows, picture rails, ornate balustrade and stained glass.

## DOWNSTAIRS

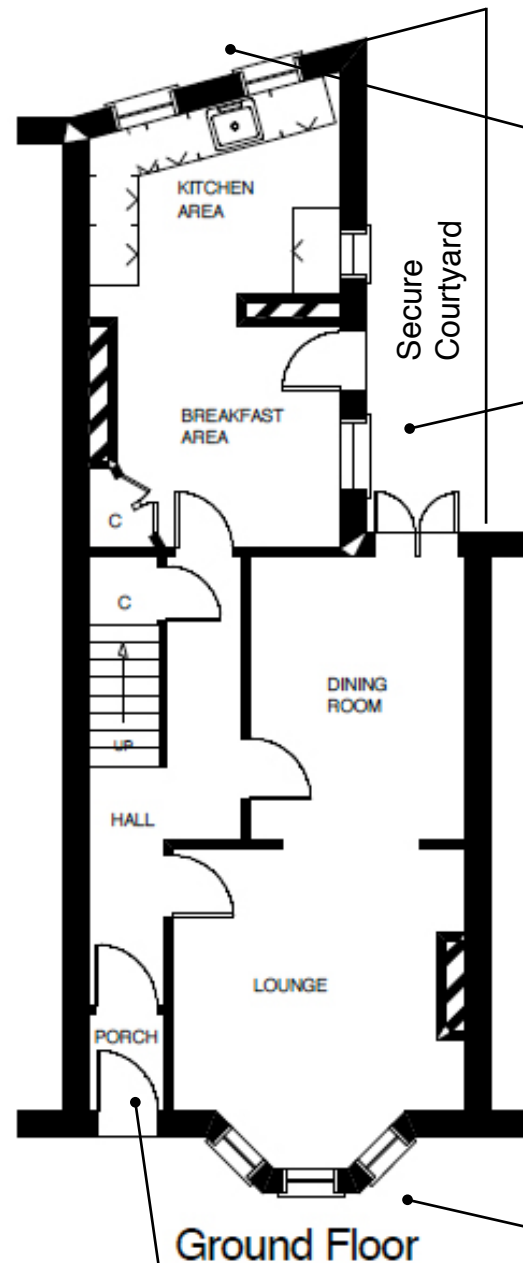
With a new fitted kitchen and large breakfast/dining area, it will be of interest to families, or a group of professional friends wanting up to four good size bedrooms.

A courtyard is at the back of the house, alongside the kitchen area, secured by a wooden gate. This leads out onto St Thomas Hill. A short walk up the hill and you are in the town centre.

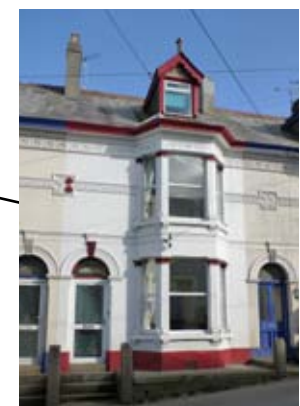
The lounge, plus second reception/dining room is around 24 feet long, with french doors onto a small courtyard. This could be ideal for a small family area.

A new Combi boiler fires a full central heating system with radiators in all rooms.

The hall is spacious and leads to the porch and the front door. All rooms are fitted with new curtains/blinds and carpets.



Secure  
Courtyard



Front



Classic tiled  
entrance porch

# “WINDSON”



#### KITCHEN

8'9" max x 9'5" max  
(2.67m max x 2.87m max)



This is a great room, with lots of light and plenty of workspace. There is a window onto the courtyard to the right of the picture. All the units are new, including a new cooker, fridge and washing machine. The two windows look out onto back road - St Thomas Hill. Roller blinds on these windows. **New Cooker, New Fridge-freezer, New Washer-dryer, New Units**



#### BREAKFAST ROOM

10'3" max x 10'1" max  
(3.12m max x 3.07m max)

Again a good size room adjacent to the kitchen. The door opens onto the small but secure courtyard, ideal for a small family. There is also a large and useful storage cupboard to one side.



#### RECEPTION ROOM 2 9' x 11'11"

(2.74m x 3.63m)

With open plan to the main reception room, the space can be organised as one very large room, nearly 24 ft long, or separate rooms.

This room features French Doors open out onto the small courtyard, again ideal for parties, or small families.



#### RECEPTION ROOM 1 12'2" max x 10'11" max exc. bay

(3.7m max x 3.33m max exc bay)



A really good size main reception room, with a feature fireplace, **new electric fire**, bookshelves and double glazed bay window. **New Curtains**

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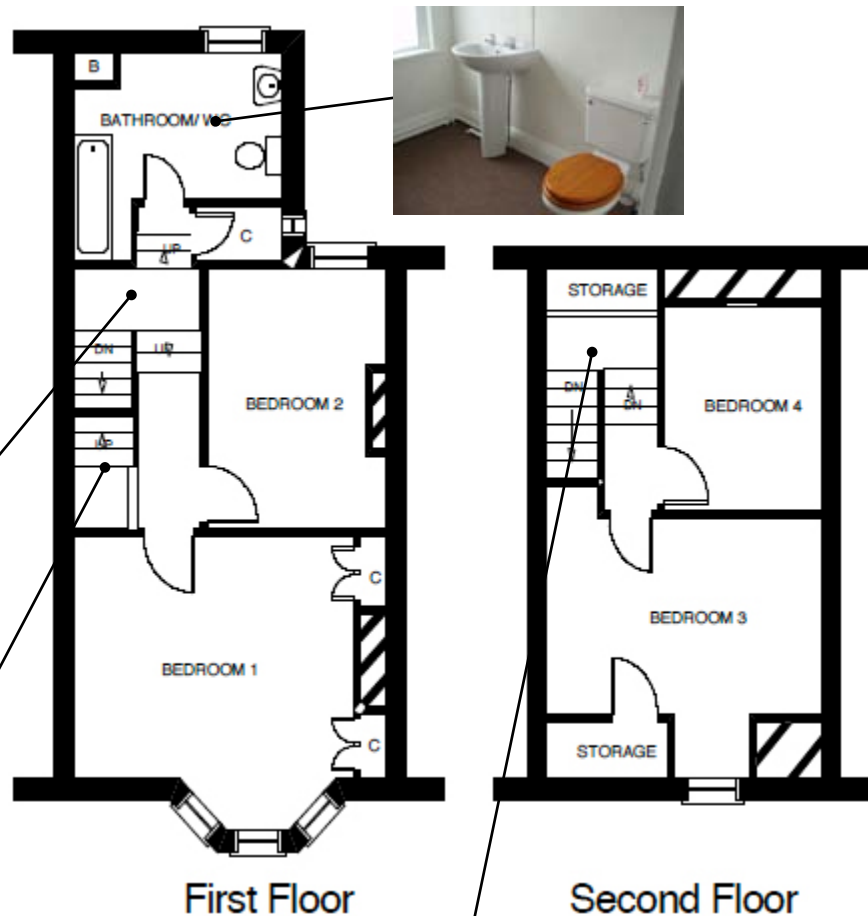
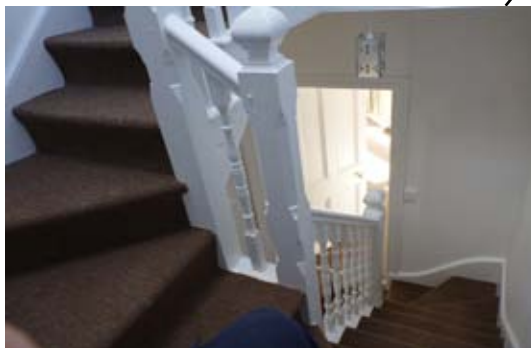
## UPSTAIRS

A wide staircase leads to the first floor. Right ahead of you is a spacious bathroom and WC, and a new boiler firing the mains gas central heating system, all newly fitted.

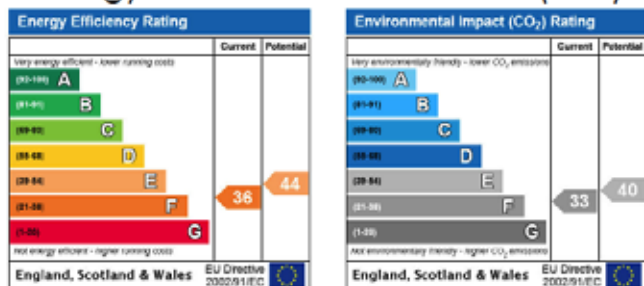
Just adjacent is a small box room, ideal for storage or even a computer desk.

Along the hall are two large double bedrooms and a wide and well lit staircase to the second floor and two more bedrooms.

All the rooms are newly decorated and feature radiators, new carpets and curtains/blinds.



### Energy Performance Certificate (EPC)



Upper staircase, with storage area and roof glass, giving light to the whole of the staircase area.



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## HALLWAY

The large hall has high ceilings and is very light with high glass windows at the front door end.

There is a storage cupboard under the stairs.



## BATHROOM

Approx 9'x 9'

A large bathroom, fitted with **new bath, new WC and toilet seat, and sink.**

Tiled areas, and cupboard housing the **new combi boiler.**

Roller blind on window



## BEDROOM 2

9' max x 11' max  
(2.74m max x 3.35m max)

A good size room East facing bedroom with sunshine in the mornings. It has a (sealed) feature fireplace.



## BEDROOM 1

15'3" max x 10'11" max exc. bay  
(4.65m max x 3.33m max exc. bay)

The main West facing bedroom is large and has a feature surround and small wardrobes alongside. Views Westward over the hills.

## SECOND FLOOR

BEDROOM 3                    15'3" max x 10'6" max  
(4.65m max x 3.2m max)

Large West facing room with dormer window and feature fireplace. Great views over hills to West. Electricity mains fuse box. Under-eaves cupboard.



BEDROOM 4                    9' x 9'5" (2.74m x 2.87m)

Smaller room, but still a good size, with a Skylight roof window.

### LOCAL AREA

"WINDSON" is very conveniently located for the town centre of Launceston, with a Pre-School Playgroup just a few houses away.

### LAUNCESTON

The ancient former market town centre of Launceston is situated just a short walk away and offers a wide range of shopping, commercial, educational and recreational facilities. The A30 Exeter - Penzance trunk road is just a mile away giving fast road access to much of Devon and Cornwall.

### LIMITATIONS

Pets at landlords discretion only. No un-waged.

### CONTACT AND VIEWING

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