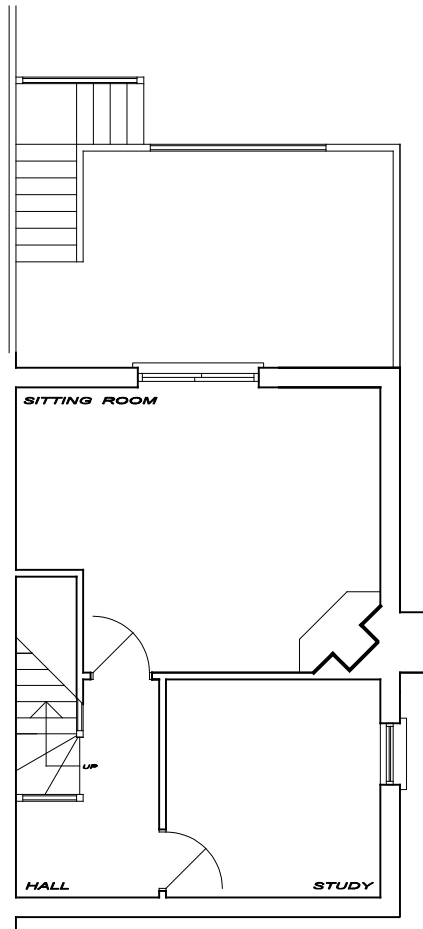


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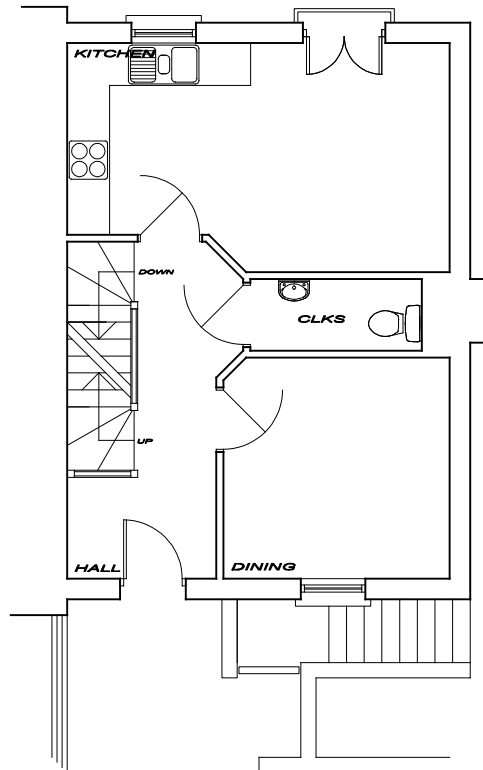
A BRAND NEW 3 BEDROOM HOUSE OFFERING EXCEPTIONAL VIEWS AND PRIVATE OFF ROAD PARKING



duchy view



LOWER GROUND FLOOR



GROUND FLOOR

	ROOM SPECIFICATION	
	metric	imperial
Bedroom 1	5.0 x 3.3m	16'5" x 10'11"
Bedroom 2	4.1 x 3.3m	13'5" x 10'11"
Bedroom 3	3.4 x 2.7m	11'3" x 8'10"
Bathroom	2.7 x 1.9m	8'10" x 6'3"
(Bedroom 1) Ensuite	2.4 x 1.0m	8'0" x 3'2"
(Bedroom 2) Ensuite	1.9 x 1.4m	6'3" x 4'8"
(First Floor) Hall	3.2 x 2.0m	10'6" x 6'7"
Total Floor Area	56m <sup>2</sup>	603ft <sup>2</sup>

Duchy View, Launceston, Cornwall, PL15 7AS

*For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Floor plans are for identification purposes only and are not to scale, it may be necessary to introduce some alterations to these, or the specification, since publication. This document cannot therefore be relied upon as accurately describing any of the Specified Matters prescribed by and Order made under the Property Mis-descriptions Act. This document does not constitute a contract, part of a contract or warranty. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property.*

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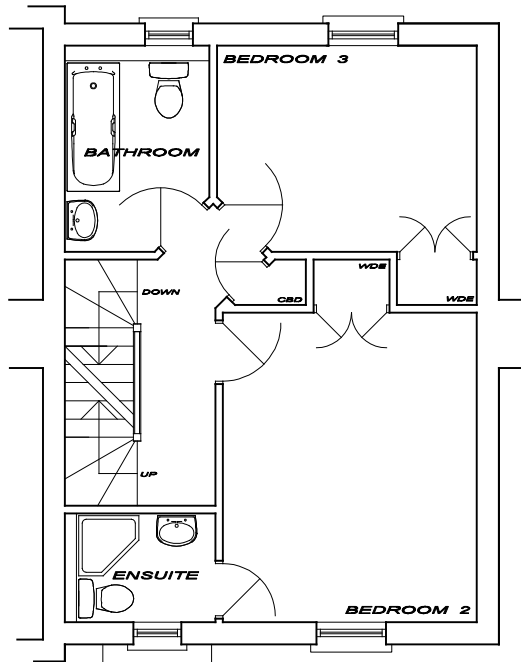
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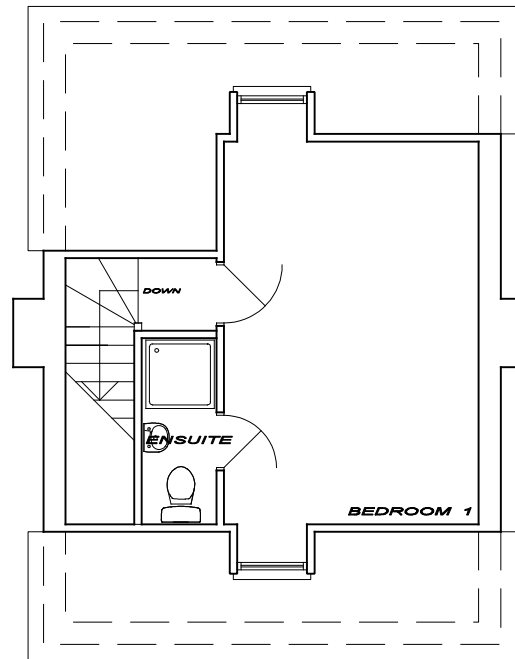
duchy view

## ROOM SPECIFICATION

	metric	imperial
Bedroom 1	5.0 x 3.3m	16'5" x 10'11"
Bedroom 2	4.0 x 3.3m	13'1" x 10'11"
Bedroom 3	3.4 x 2.7m	11'3" x 8'10"
Bathroom	2.7 x 1.9m	8'10" x 6'3"
(Bedroom 1) Ensuite	2.4 x 1.0m	8'0" x 3'2"
(Bedroom 2) Ensuite	1.9 x 1.4m	6'3" x 4'8"
(First Floor) Hall	3.2 x 2.0m	10'6" x 6'7"
Total Floor Area	55m <sup>2</sup>	592ft <sup>2</sup>



FIRST FLOOR



SECOND FLOOR

Duchy View, Launceston, Cornwall, PL15 7AS

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