



**Bowthick
Launceston
Cornwall
PL15**

Offers in Excess of £455,000

bettermove

Launceston

Bettermove are proud to present this 4 bedroom detached house in Bowithick.

The property benefits from double glazing, oil heating, and new flooring throughout, with on street parking to the front of the property.

The council tax band is C.

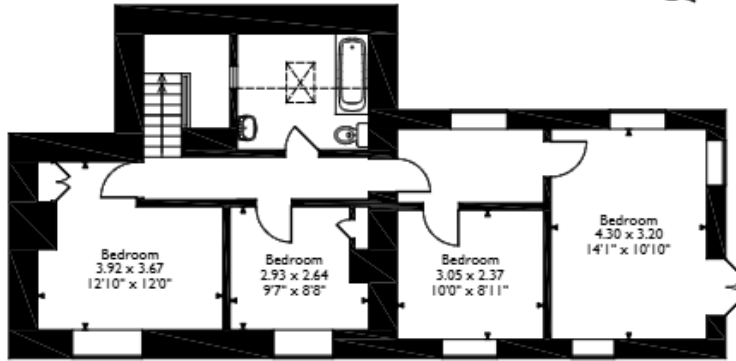
The interior of this beautifully presented property combines period charm with modern living, and comprises two reception rooms, newly fitted kitchen/diner, and a shower room on the ground floor. The first floor consists of four bedrooms, and the family bathroom. The exterior boasts a large, private rear garden, with stunning views of the surrounds countryside, perfect for enjoying the summer months.

Located in the popular hamlet of Bowithick, Launceston, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Liskeard train station (18.5 miles), a variety of local bus routes, and quick access to the A30, and A39.

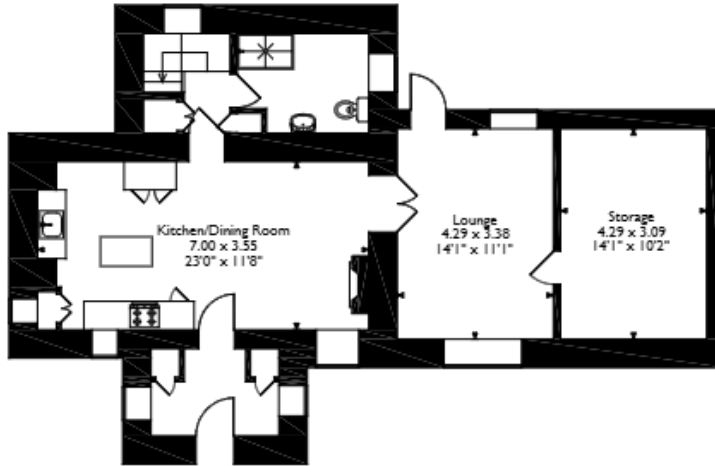
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Bowthick Cottage, Bowthick, Launceston, Cornwall
 Approximate Gross Internal Area
 141 Sq M/1517 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk