



7 EXETER COURT  
O.I.R.O £137,500

Spacious 3 Bedroom Town House with Garage & Parking  
LAUNCESTON

MILLER TOWN & COUNTRY  
exp UK



- » Three Bedroom Town House
- » Non Estate
- » Garage & Parking
- » Level Access to Town and Amenities
- » Double Glazed
- » Small Courtyard and Balcony Gardens

## The Property

Situated in the heart of the town is this three storey town house with integral single garage, parking and small courtyard gardens along with a first floor, south facing balcony ideal for dining al fresco or chilling in the sun during the best of the spring and summer months. On entering the hallway, stairs lead to the first floor, leading into a spacious L-shaped lounge/diner, being dual aspect with double doors out to the rear. On the first floor is the kitchen, access to the balcony and the principle bedroom. On the second floor are two further bedrooms and the bathroom.



## Outside

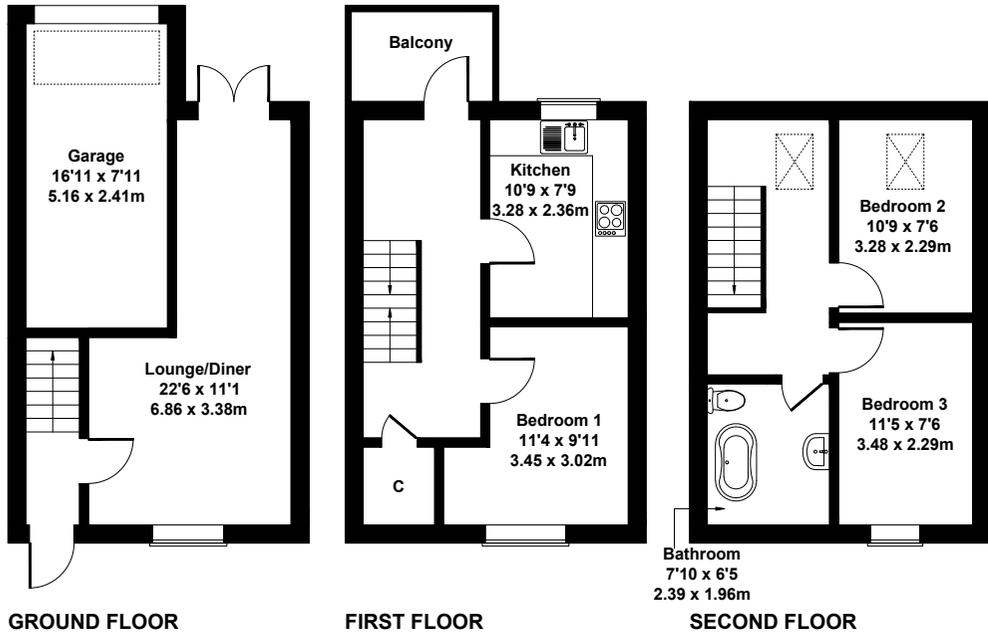
Outside there is a small courtyard styled garden, and off the first floor is a south facing balcony ideal for dining outside in the summer months. There is a parking space and also access to the integral single garage.





## 7 Exeter Court

Approximate Gross Internal Area  
1043 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Location

Exeter Court is made up of two terraces located on Exeter Road, being non estate and a short level walk to the town centre, as well as offering easy access to primary and secondary schooling, Launceston leisure centre and pool, and various supermarkets. Ideally situated on the Cornwall-Devon Border, there is easy access to Bodmin Moor and Dartmoor for those who enjoy hill walking and stunning open countryside. The South and North Coasts are also easily accessible by car, the latter being about a 20 minute drive away offering sandy beaches, surfing and superb coastal and clifftop walks.

**Agents Note:** Under the Estate Agents Act we advise that the property is owned by a member of staff of Miller Town & Country and has been a rental property.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Single garage and 1 parking space
- Not Listed
- Heating: Electric
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (58)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTP  
\*Per Ofcom
- Mobile Signal: Good  
\*Per Ofcom
- Not suitable for wheelchair users

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### VIEWING:

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