



Price £160,000 - Freehold
Launceston PL15 9AY

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ESTATE AGENTS

An end of terrace older style house situated a short distance from local amenities and facilities enjoying countryside views from the rear. Entrance Vestibule, Lounge/Dining room with wood burner, Kitchen, Side Porch and Cloakroom on the ground floor. Landing, 2 Bedrooms and Bathroom on the first floor.

Outside there are Gardens which include patio areas and a large shed. Gas central heating and uPVC double glazing.

BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

Launceston offers a wide variety of amenities including supermarkets, doctors`, dentists` and veterinary surgeries, together with educational facilities, numerous sporting clubs and a testing 18-hole golf course within 0.25 miles.

Entrance Vestibule:- 3'4" (1.02m) x 3'8" (1.12m)

uPVC double glazed entrance door within set frosted glass panel leads through to the entrance vestibule which in turn then gives access to the:-

Lounge-Dining room:- 20'5" (6.22m) x 12'11" (3.94m)

The main feature of this room is the cast iron wood burning stove set on slate health with wooden surrounding mantle.

Landing:-

With access through to the bedrooms and bathroom, loft access.

Bedroom 1:- 9'9" (2.97m) x 13'2" (4.01m)

Double bedroom having uPVC double glazed windows to the front, radiator.

Bedroom 2:- 8'3" (2.51m) x 5'11" (1.8m)

uPVC double glazed windows to the rear elevation with far reaching countryside views recessed area with. Cupboard with hanging rail and shelving. Frosted window to the rear elevation and radiator.

Bathroom:- 11'2" (3.4m) x 4'0" (1.22m)

Low level WC bath with an electric shower over, heated towel rail, double glazed frosted window to the rear elevation. Part tiling to the walls. Airing cupboard housing hot water tank.



uPVC double glazed window to the front elevation, radiators, stairs rising to the first floor. Electric night storage heater.

Kitchen:- 7'1" (2.16m) x 13'7" (4.14m)

Fitted with a range of wooden wall and base units, glass fronted display units, plate rack, space for cooker and under unit space for fridge. Space for upright fridge/freezer, radiator. Plumbing for washing machine, wall mounted central heating and hot water boiler. Stainless steel sink unit with drainer, part tiling into the walls. 2 velux windows to the rear elevation. Internal door with inset glass panels leads through to:-

Side Porch:- 5'2" (1.57m) x 4'5" (1.35m)

uPVC double glazed door with frosted glass panel to the front, cloaks hanging hooks.

Cloakroom:- 3'9" (1.14m) x 4'6" (1.37m)

With low level WC and wash hand basin, heated towel rail, part tiling to the walls, bathroom cabinet and velux window.

Outside:-

To the front of the property there is a patio area drying section. A gate gives pedestrian access leading to the town. Raised pebble finished areas and flower beds. The side garden is paved with ample space for garden furniture and leads to the rear. There is a large garden shed and entrance and the garden is enclosed with walling and fencing.

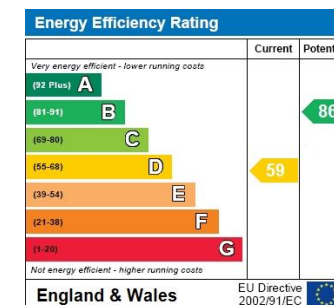
Services:-

Electric, Gas, Water and Drainage.

Council Tax:-

According to Cornwall Council the tax band is A.





AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
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