



Launceston
PL15 9GD

Guide Price £167,500
Freehold



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

Description:- The main entrance door which has a frosted glass inset opens to the entrance vestibule with stairs rising to the first floor, window to the side and radiator. On the landing we have access to the accommodation. There is a loft access and a radiator. The nice size lounge/dining room, which is light and spacious with uPVC double glazed windows to the front and rear. From the rear elevation there are views across to rolling countryside and there are radiators and ample space for reception and dining room furniture. The kitchen has a range of wall and base units, roll top work surfaces, four ring gas hob with an electric oven underneath and a stainless steel canopy above incorporating the extractor. Under unit space and plumbing for automatic washing machine and space for upright fridge/freezer. uPVC double glazed window to the rear again enjoying the views. Part tiling to the walls, breakfast bar area and radiator.

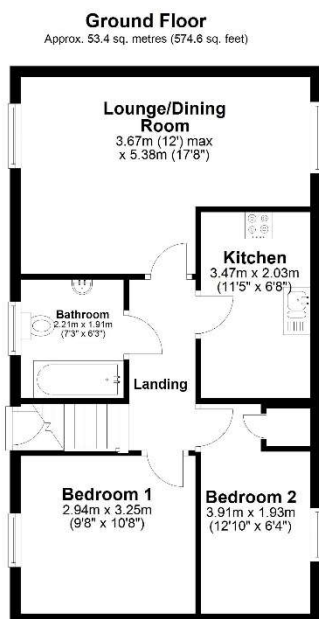
Bedroom one is double bedroom with built in wardrobes, and a further useful cupboard. uPVC double glazed window to the front and radiator. Bedroom two has a uPVC double glazed window to the rear, radiator and cupboard housing the central heating and hot water boiler.

Outside:- There is a garage with up and over door, power, light and water and a driveway for 1 vehicle.

Council Tax Band:- A

Services:- Electric, Water, Gas and Drainage

Service Charge:- £124.00 per annum



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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