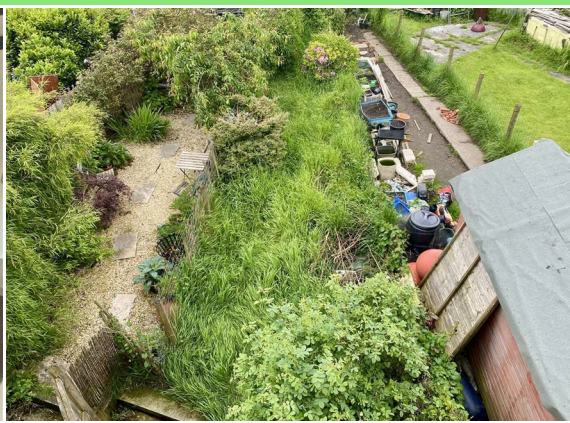


Launceston

PL15 8JE

Asking Price £125,000

- CHARCATER COTTAGE
- SET ON THREE FLOORS
- LEVEL REAR GARDEN
- OPEN FIRE PLACE
- SITTING ROOM
- KITCHEN/DINER
- CLOSE TO TOWN CENTRE
- TWO BEDROOMS



Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



Property

This is a character cottage set on three floors with a host of features including beamed ceiling, open fires, exposed stone walls and exposed wooden floorboards.

Accommodation briefly comprises open living room/diner, kitchen and bathroom on the lower ground floor and in the first floor two double bedrooms.

Whilst the property is a short walk from the town Centre, the open aspect over fields to the front, provides the perfect blend of urban and countryside.

To the rear is an large level garden which requires a keen pair of hand to create a lovely outdoor space.

Location

The property is located on the outskirts of the town, a short walk from the town Centre and close to the facilities of Newport industrial estate with a CO-OP and a local Budgens convenience store and the local steam railway.

The town offers an extensive range of local shops, businesses, schools and other local supermarkets. The A30 is a few miles away, providing easy access to the rest of Cornwall, and East into Devon.

Living Room/Diner

18'11" x 10'2" (5.78m x 3.12m)

Part glazed composite front door opening into living room, with exposed wood floors, inset 'Villager' stove with slate surround, slate hearth, wood mantle, , double glazed windows to front and rear, part exposed stone walling, stairs to lower ground floor and first floor.

Kitchen

9'2" x 7'2" (2.81m x 2.20m)

With range of base units and granite effect worktops, one and half bowl sink unit with mixer taps, electric cooker point and extractor hood over, range of wall units, Upvc double glazed window and door to rear garden. Doorway leading to

Bathroom

8'5" x 7'11" (2.57m x 2.42m)

With paneled bath, low level EC, wash basin, airing cupboard and further storage cupboard.

First floor

Bedroom One

10'8" x 10'2" (3.26m x 3.10m)

Double glazed window to front over looking open fields, open Victorian wrought iron grate.

Bedroom Two

9'8" x 8'2" (2.97m x 2.50m)

Double glazed window to rear with views over rear garden.

Services

Mains Water, electricity.



Directions To Property



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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