

Trecarrell
Launceston
PL15 9DF

Asking Price £240,000

- LARGE GARDEN WITH PLANNING
- TUCKED AWAY POSITION
- PLANNING FOR DETACHED HOUSE PA15/06238
- GARAGE AND PARKING
- OPEN PLAN LIVING ROOM
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- GAS CENTRAL HEATING
- CLOSE TO COLLEGE



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 861.00 sq ft



Property

A wonderful opportunity to acquire an extended and well presented modernised two double bedroom house with garage and parking and a large garden with planning for a detached house The property would also be ideal, subject to planning, to be extended to create a spacious family home.

The accommodation briefly comprises entrance hall, open plan living area with modern kitchen, ideal space for entertainment, cloakroom/WC, and on the first floor is two spacious double bedrooms with built in wardrobes and family bathroom.

Outside is a garage, designated parking space, maintenance free garden with established shrubs and plants, large level side garden with existing planning for a detached house and further level and enclosed rear garden and terrace.

Location

This is a tucked away position at the end of a small cul-du-sac, conveniently located to Launceston college, Tesco supermarket, Marks and Spencer food hall, and many other retail outlets and also the town Centre is about a mile away with a wide range of local shops and businesses. The A30 trunk road is also a short drive away providing easy access to West Devon or further into Cornwall.

Covered Entrance Porch

With recess for boots and coats, courtesy light, Upvc front door to:

Reception Hall

Double paneled radiator, cloaks cupboard, glazed rear door to rear hall, door to Cloakroom/WC, stairs to first floor with glass balustrade.

Rear Hallway

Tiled floor and Upvc door to rear garden.

Cloakroom/WC

Tiled floor, low level WC, wash basin with mixer taps, paneled radiator, double glazed window to rear.

Open plan Living room/Kitchen

27'9" x 15'3" (8.46m x 4.66m)

A lovely open light room ideal for entertainment, with multi fuel stove, large sliding patio doors to rear terrace and garden, TV point, paneled radiator, dining area, modern fitted kitchen with extensive range of grey units with a selection of base units and marble effect worktops, single drainer steel sink unit with mixer taps, four ring gas hob, built in gas oven, extractor fan over, range of matching wall units, double glazed window to front elevation.

Landing

Access to insulated loft space, built in airing cupboard with wall mounted Worcester gas boiler, and shelving.

Bedroom One

16'8" x 8'9" (5.09m x 2.68m)

Bright bedroom with two double glazed windows to rear garden, large built in wardrobe, paneled radiator.

Bedroom Two

10'4" x 9'5" (3.17m x 2.89m)

Double glazed window to front elevation, paneled radiator, built in wardrobe.

Bathroom

7'10" x 6'2" (2.39m x 1.89m)

Four piece bathroom, paneled bath, low level WC, wash basin and corner shower cubicle, tiled walls and two obscure double glazed windows to front elevation.

Garage

15'3" x 9'1" (4.67m x 2.78m)

Up and over door, loft space.

Outside

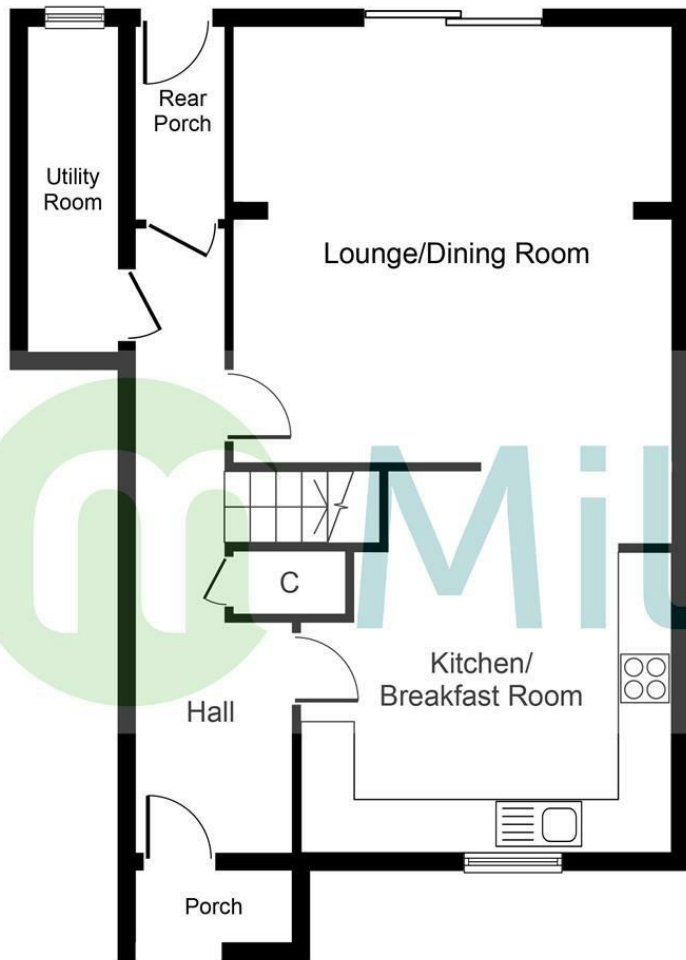
To the front is a maintenance free garden with graveled beds, stocked with shrubs and flowers, parking space beside the garage, path leading to the large side garden laid to lawn, which has the planning for a new house, and further path leading to the rear enclosed garden.

Services

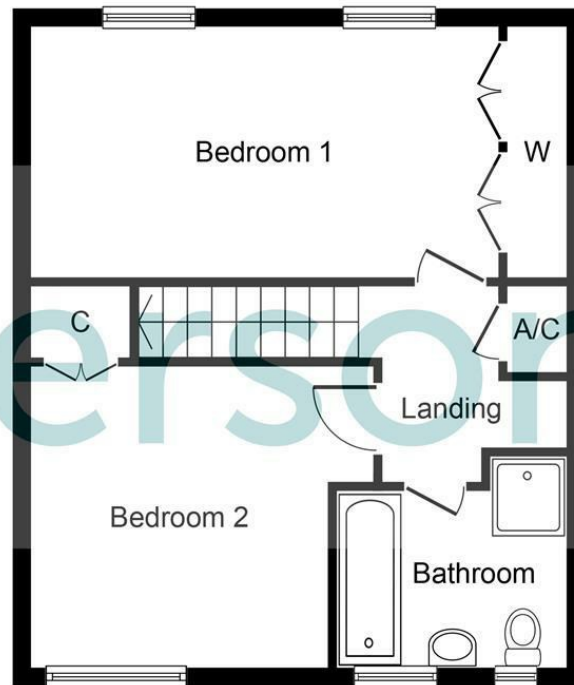


Mains Water, Electricity, Drainage, Gas.
Council Tax Band 'A'





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Directions To Property

From leaving Tesco's carpark, turn left, then next left at the roundabout, then turn next right into Trecarell, then next first left proceed to the very end and the property will be seen at the end of the Cul-du-sac.

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

