

Tor View
Launceston
PL15 7HB

Asking Price £215,000

- Semi-Detached Bungalow
- Two Double Bedrooms
- Village Location
- Garage & Ample Off Road Parking
- Oil Fired Central Heating
- No Onward Chain



Tenure - Freehold

Council Tax Band - B

Floor Area - 667.36 sq ft



PORCH:

uPVC double glazed porch with tiled flooring. Door into:

HALLWAY:

L-shaped hallway with shelved storage cupboard, coat hooks and loft access hatch. Telephone point.

KITCHEN:

10'11" x 7'1" (3.347 x 2.162)

Range of floor and wall units with roll top work surface incorporating a one and a half bowl stainless steel sink/drainage unit with tiled splash backs. Appliance space and plumbing for automatic washing machine, further appliance spaces for fridge/freezer and electric cooker with extractor fan above. Vinyl flooring and window to front.

SITTING/DINING ROOM:

16'4" x 12'1" (4.982 x 3.707)

Light and airy reception room with large picture window to front. Feature electric fire with slate surround, wooden mantle and marble hearth. Television aerial and telephone point. Ample space for dining table.

BATHROOM:

7'1" x 6'6" (2.166 x 1.996)

Suite of low level W.C, pedestal wash hand basin and panel bath with electric 'Triton' shower above. Tiled splash backs, central heating radiator and obscured window to side.

BEDROOM ONE:

11'9" x 8'9" (3.596 x 2.682)

Double bedroom with window to rear overlooking the garden. Built in wardrobes with sliding doors.

BEDROOM TWO::

10'5" x 8'6" (3.195 x 2.595)

Double bedroom with sliding patio doors into conservatory. Television aerial and telephone points.

CONSERVATORY:

9'10" x 6'10" (3.009 x 2.089)

South West facing, enjoying sun throughout the later stages of the day. Internal door into garage and access door to rear garden. Wood effect laminate flooring.

OUTSIDE:

At the rear of the property, you'll find a low-maintenance garden bordered by fencing, featuring planting beds filled with flowers and shrubs. This area also includes access to a bulk oil storage tank and a storage unit.

The front of the property is primarily lawn with gravel and shrub

borders. A tarmac driveway offers ample off-road parking and leads to the:

INTEGRAL GARAGE:

18'1" x 8'3" (5.518 x 2.516)

Manual up and over door, power and light. Access to Worcester oil fired central heating boiler.

MATERIAL INFORMATION:

Verified Material Information

Council Tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No



Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

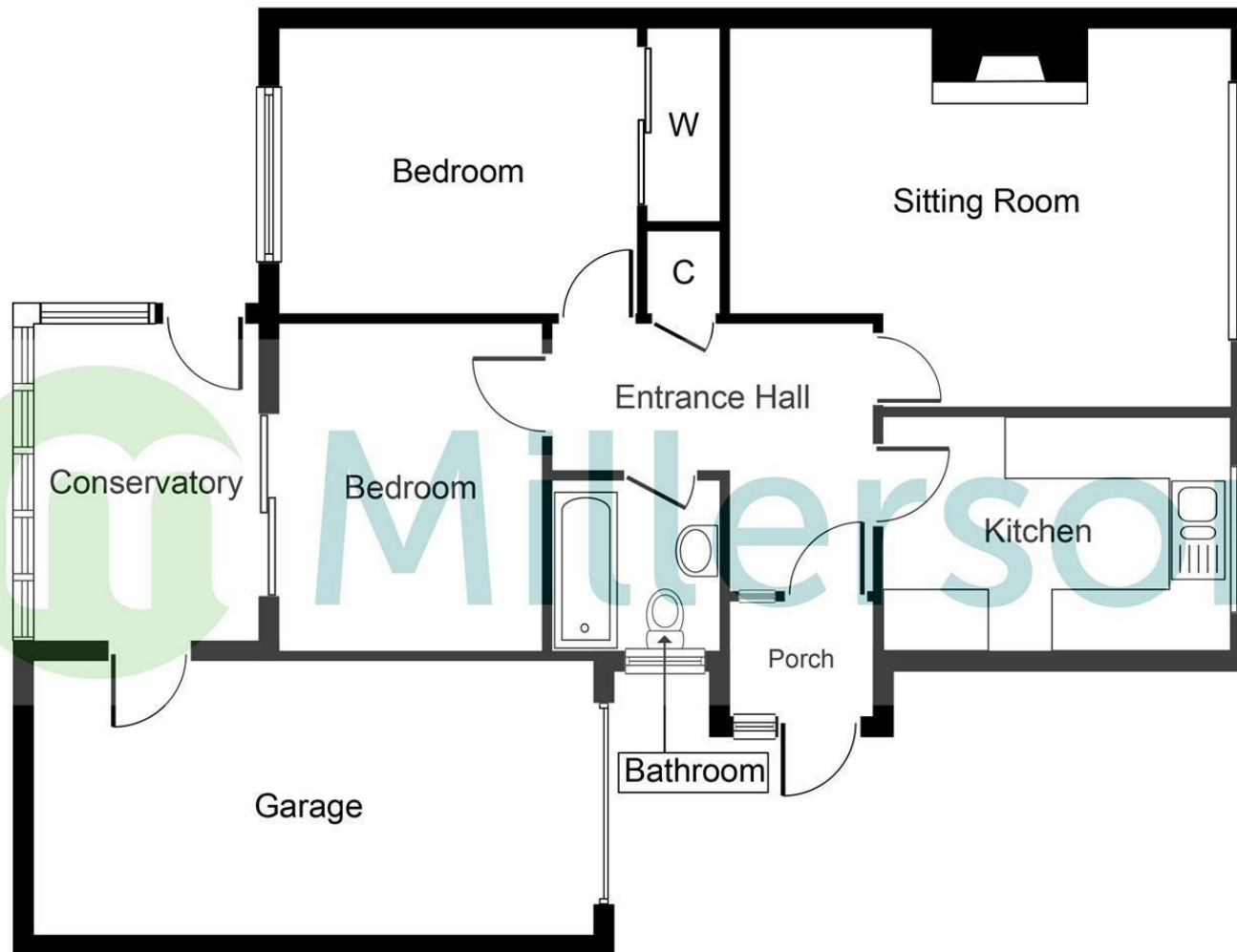
Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Directions To Property



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Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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