



Roydon Road

Launceston

PL15 8HL

Asking Price £180,000

- CHARACTER COTTAGE
- RECENTLY UPDATED
- BEAMED CEILINGS
- KITCHEN/DINER
- REAR SOUTH FACING YARD
- CLOSE TO LAUNCESTON GOLF COURSE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SITTING ROOM WITH WOODBURNING STOVE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 735.00 sq ft



Property

This charming cottage is situated on the fringes of the town that has been subject to much improvements including gas central heating, yet within walking distance of the renowned Launceston Golf Club, making this a perfect retreat for those golf enthusiasts. Believed to date back some 250 years the cottage offers many original features including exposed timber beams, deep sills, window seats and picture rails. The well presented accommodation briefly comprises; Entrance Hall giving access to the kitchen/diner with door to the delightful south-facing courtyard, where al fresco dining can be enjoyed. The sitting room boasts a large fireplace recess housing a Woodburner. The stairs give access to a landing with two double bedrooms and bathroom.

Location

The property is only a short walk from the famous independent school of St Josephs in one direction and the primary school at St Stephens in the other. Launceston, the gateway to Cornwall, is an historic market town in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Benefitting from facilities including several supermarkets, schools and well regarded local butchers and bakers. Launceston has a monthly open air Market which is in the town square where you can browse the stalls and purchase local produce and crafts. From the town, Plymouth is within easy reach via the A388 being approximately 26 miles, whilst the A30 trunk road offers good access west to Truro approximately 47 miles and east to Exeter approximately 41 miles. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

Entrance Hall

Half glazed front door. Timber paneling to wall. Meter/fuse cupboard. Exposed timber door frame leading into;

Kitchen/Diner

15'10" x 11'8" (4.84m x 3.56m)
Upvc leaded light window to front with window seat. new composite stable door with tiled deep sill to rear. Shaker style kitchen with white wall and base units worksurface, with tiled splashback to walls and incorporating electric oven, ceramic hob and extractor over. Stainless steel single drainer sink unit with tiled splashback. Space for fridge,

freezer and space and plumbing for washing machine. Slate tiled floor, wall mounted Baxi gas boiler, paneled radiator, timber paneling to stairs rising to first floor. Ceiling spotlights, beamed ceilings. Recessed alcove with plumbing for washing machine.

Sitting Room

14'9" x 11'8" (4.50m x 3.58m)

Upvc leaded light window to front with window seat. Large fireplace with cloam oven recess housing large Town and Country Pickering woodburning stove, slate hearth and heavy beam over. Picture rail. paneled radiator.

Landing

Window to rear with deep sill, paneled radiator. Door to:

Bedroom One

14'9" x 11'8" (4.50m x 3.58m)

Upvc leaded light window to front with additional secondary glazing over looking church. Window seat. Access to loft. Door into large walk-in wardrobe with hanging rail and shelf, paneled radiator. Picture rail.

Bedroom Two

11'6" x 7'7" (3.53m x 2.33m)

Upvc leaded light window to front with additional secondary glazing. Window seat, paneled radiator.

Bathroom

6'8" x 6'1" (2.05m x 1.86m)

A modern bathroom with three piece suite, shower over and shower screen low level WC pedestal wash basin, heated towel rail.

Outside

To the rear of the property there is south-facing courtyard garden measuring 4.31m x 3.91m providing an excellent al fresco dining garden. Trellis with Passion Flower and space for potted plants and storage. Outside light.

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: House



Property construction: Standard form
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: On Street
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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
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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

Leaving Launceston, head on the Bude Road, up past St Josephs school, head to the top and then first right into Roydon Road and the property will be found on the righthand side.



Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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