



Dutson Terrace  
Launceston  
PL15 8EA

Asking Price £169,950

- 3 BEDROOM MID TERRACED HOUSE
- BEDROOM 1 WITH SHOWER ENCLOSURE
- KITCHEN/DINER
- LOUNGE ENJOYING VIEWS OF LAUNCESTON CASTLE
- MAINS GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED
- GOOD SIZED REAR GARDENS
- ATTENTION INVESTORS
- POTENTIAL RENTAL INCOME OF £725PCM WITH YIELD OF 5.11%



Tenure - Freehold

Council Tax Band - A

Floor Area - 850.34 sq ft



#### DESCRIPTION

Appealing to investors and first time buyers, this family home briefly comprises; Entrance porch, kitchen/diner, rear hallway and ground floor bathroom, lounge with patio doors to rear gardens, enjoying views over the town and Launceston Castle. On the first floor, having had new carpets, the master bedroom has a shower enclosure and also enjoys views toward the Castle, 2 further bedrooms, one being double and one single. Outside, to the front of the property is on street parking. To the rear is a good sized lawned garden with decked terrace and useful timber store shed. A shared pathway to the side and further shared path to the bottom of the garden for easy access. There is also parking available to the rear in a communal car park. Mains gas fired central heating is provided by a combination boiler and the property is double glazed.

#### LOCATION

The property is situated on the fringes of the town, within walking distance of Launceston, the gateway to Cornwall. This historic market town is right on the Cornwall/Devon border offering good access to the Cornish coast. 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. 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 Okehampton, Gunnislake and Liskeard, being approximately 19, 16 and 20 miles respectively from Launceston.

#### THE ACCOMMODATION

(all measurements are approximate)

#### ENTRANCE PORCH/UTILITY

5'5" x 3'9" max. (1.67m x 1.16m max.)  
Window to front. Plumbing and space for washing machine. Door into;

#### KITCHEN/DINER

13'3" x 8'9" (4.04m x 2.69m)  
Window to front. Range of wall and base units with tiled splashback, square edge worksurfaces and single drainer sink unit.

#### REAR HALLWAY

Stairs rising to first floor. Door to rear gardens. Doors lead into;

#### LOUNGE

15'1" max x 11'4" (4.62m max x 3.46m)  
Patio doors to rear. Feature brick to one wall with tv and display shelves.

#### GROUND FLOOR BATHROOM

7'5" x 5'4" (2.28m x 1.63m)  
Opaque window to front. Modern suite with panelled bath and mains fed dual head rainfall shower. Low level wc. Vanity basin with cupboard below. Chrome heated towel rail.

#### FIRST FLOOR LANDING

Window to front. Doors leading to;

#### BEDROOM 1

12'7" max x 11'5" max. (3.84m max x 3.49m max.)  
Window to front enjoying views over the rear garden and Launceston town and Castle. Incorporating a SHOWER ENCLOSURE with mains fed shower. Built-in airing cupboard housing VEISSMAN combination GAS FIRED BOILER.

#### BEDROOM 2

12'7" x 8'10" (3.86m x 2.70m)  
Window to front.

#### BEDROOM 3

11'1" x 6'0" (3.38m x 1.85m)  
Window to rear enjoying views.

#### OUTSIDE

Outside, to the front of the property is on street parking. To the rear is a good sized lawned garden with decked terrace and useful timber store shed. A shared pathway to the side and further shared path to the bottom of the garden for easy access. There is also parking available to the rear in a communal car park.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Council tax annual charge: £1480.92 a year (£123.41 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating



Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated and Off 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

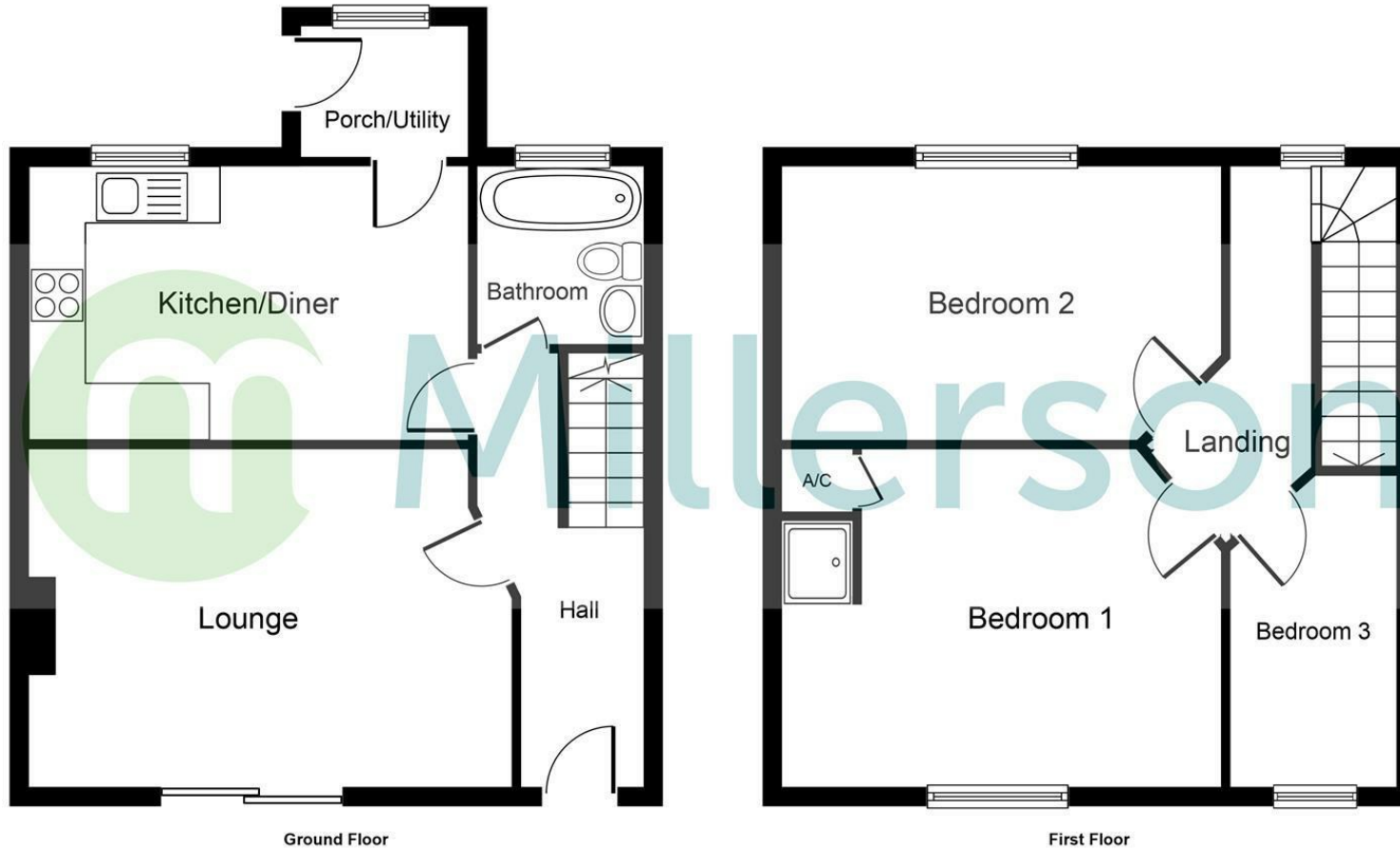
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



## Directions To Property

What3words: ///perkily.toolbar.microchip



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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## Valuation Request



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| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            | <b>92</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  | <b>42</b>                  |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

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