



Trevadlock Hall Park
Launceston
PL15 7PW

Asking Price £145,000

- Corner Plot
- Delightful & Private Gardens
- Over 55s Residential Site
- Kitchen/Dining Room
- Living Room
- Driveway Parking & Garage



Tenure - Leasehold

Council Tax Band - A

Floor Area - sq ft



Obscure uPVC glazed door into

LIVING ROOM:

14'11" x 10'9" (4.564 x 3.302)

uPVC double glazed window to front. Radiator. Gas coal effect fireplace with tiled hearth. Archway to Kitchen/Dining Room. Door to Inner Hall.

KITCHEN/DINING ROOM:

18'2" x 8'2" max (5.550 x 2.510 max)

Dual aspect with uPVC double glazed windows to front and side. Range of base units under roll edge work surfaces with 1 1/4 bowl sink unit. Tiled splashbacks. matching wall mounted cupboards. Space for electric cooker. Space for Fridge/freezer. Space and plumbing for washing machine. Cupboard housing Worcester LPG boiler. Radiator. Door to

CONSERVATORY:

6'11" x 6'7" (2.124 x 2.022)

uPVC double glazed to three sides with uPVC glazed door out to the gardens.

From the Living Room and Kitchen, doors lead into the

INNER HALL:

Radiator. Doors off

SHOWER ROOM:

6'5" x 5'4" (1.978 x 1.626)

Obscure uPVC double glazed window to side. Fully tiled room. Double shower cubicle with triton electric shower. Pedestal wash hand basin. Low level WC. Chrome ladder effect radiator. Extractor.

BEDROOM ONE:

10'1" x 6'11" (3.086 x 2.133)

uPVC double glazed window to rear. Radiator.

BEDROOM TWO:

9'5" x 8'5" (2.887 x 2.581)

uPVC double glazed window to rear. Radiator.

OUTSIDE:

There is a driveway with parking for several vehicles, which leads to the

GARAGE:

23'1" x 9'5" (7.039 x 2.875)

Metal up and over door. Power connected.

GARDENS:

The gardens are truly a standout feature of this property, offering a blend of beauty and tranquillity. The front garden is thoughtfully landscaped with a lush lawn, bordered by vibrant flowers and shrubs that add a splash of colour and charm. A pathway with a gate invites you to explore the expansive side and rear garden, which is predominantly laid to lawn, providing ample space for outdoor activities. This area is enclosed by fencing and a mature mix of trees and hedgerows, creating a private and serene setting. A delightful patio area is the perfect spot to relax and enjoy warm summer evenings, making this garden a peaceful retreat.

COUNCIL TAX:

Band A - As verified by a valuation website

AGENTS NOTE:

We have been informed the current ground rent and service charge for the property is £194.77 per calendar month, and the properties have a lifetime lease on the site.

SERVICES:

Mains Electricity. Private Water & Drainage. LPG Gas Central Heating.





Directions To Property

Sat Nav: PL15 7PW What3Words:
///depended.snap.tightest

Millerson Estate Agents
Launceston
Cornwall

E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request



Scan
me!

 **Millerson**
millerson.com