



St. Marys Road
Launceston
PL15 8LE

Asking Price £170,000

- EASY TO MAINTAIN FRONT GARDEN
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED
- COMMUNAL PARKING AREA
- IDEAL FIRST TIME BUY
- Scan QR For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 850.35 sq ft



The accommodation in brief comprises an entrance hall with ample storage cupboards and under stairs space. Stairs rise to the first floor and a door into a good sized lounge with patio doors to the front enjoying views over town and countryside beyond. From the hall or the lounge doors lead to the kitchen/diner, enjoying a pleasant aspect over the rear gardens and fitted with an attractive modern range of wall and base units, with wood effect work surfaces and a 1.5 bowl sink with flexi spray mixer tap, built-in electric cooker, hob and extractor over. The dining area has a door leading to the garden. On the first floor the landing has an access hatch to the loft space and leads to the 3 double bedrooms, enjoying views over gardens to the rear and pleasant views to the front over the gardens, town and countryside beyond. There is a modern bathroom with a mains fed shower over the bath and a built-in airing cupboard housing the gas fired combination BOILER. There is a separate WC which could be incorporated into the bathroom, if required.

Outside, to the front of the property is an easy to maintain good sized courtyard garden with crazy paved patio. To the rear, steps lead up to a lawned garden with useful STORE SHED.

LOCATION

The property is situated on the popular area of Lanstephan within walking distance of 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. 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.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

CANOPY PORCH

ENTRANCE HALL

LOUNGE

13'7" x 10'6" (4.15 x 3.21)

KITCHEN/DINER

18'2" x 8'11" (5.54 x 2.72)

FIRST FLOOR LANDING

BEDROOM 1

12'11" x 8'8" (3.94 x 2.64)

Plus recessed wardrobes to one wall.

BEDROOM 2

9'7" x 8'1" (2.93 x 2.47)

BEDROOM 3

8'11" x 8'1" (2.72 x 2.47)

BATHROOM

8'0" x 7'1" (2.44 x 2.16)

Airing cupboard housing COMBINATION BOILER

SEPARATE WC

OUTSIDE

Front gate into enclosed courtyard gardens with crazy paved patio area. To the rear of the property is a raised rockery and steps up to the lawned garden, useful STORE SHED.

SERVICES

Mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Cornwall Council

AGENTS NOTE

There is a pedestrian right of way to the rear.

MATERIAL INFORMATION:

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: No

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply



Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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: C

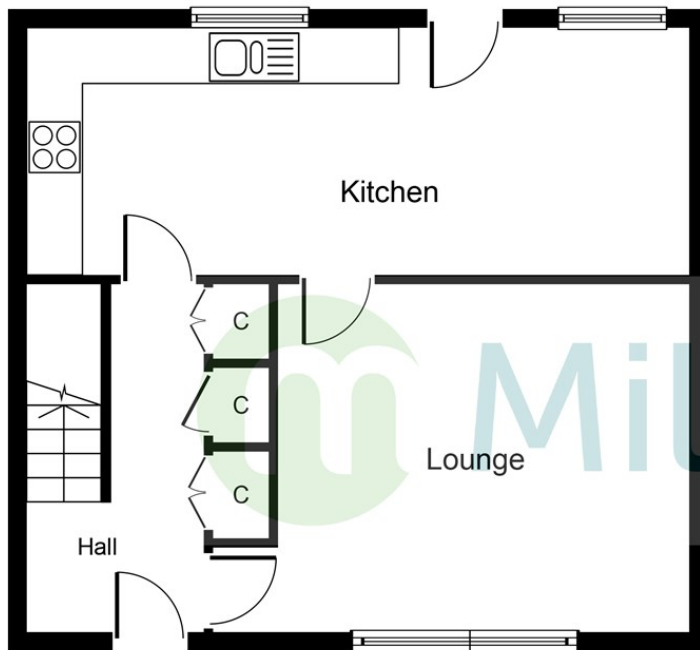
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

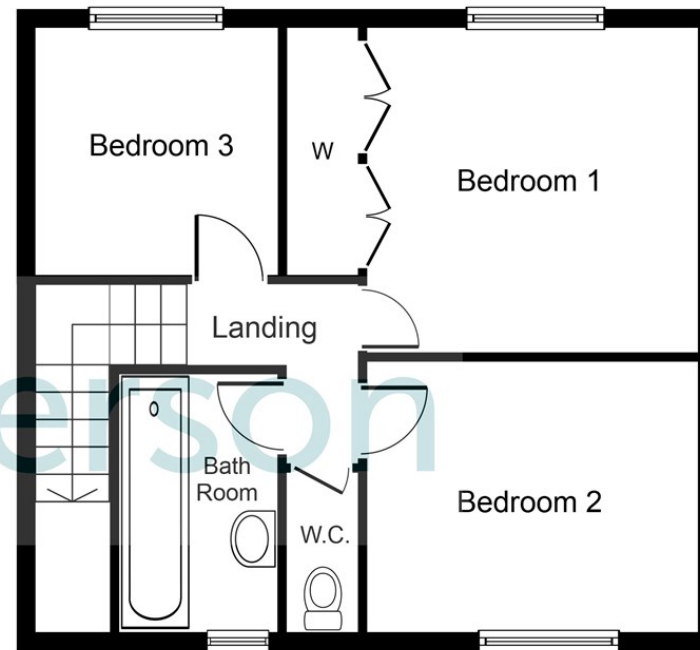


Directions To Property

Sat Nav: PL15 8LE What3Words:
///winning.intervene.keys



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER
E: launceston@millerson.com
T: 01566 776055
www.millerson.com

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