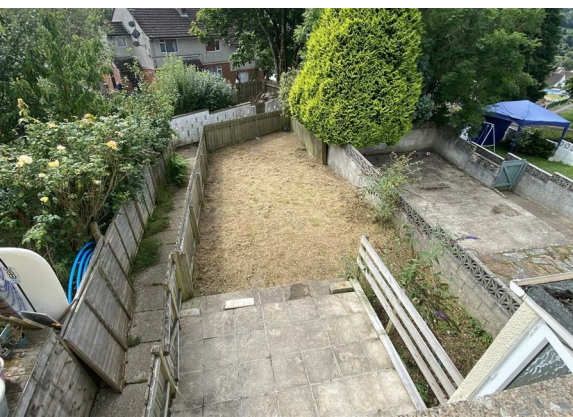




St. Marys Road
Launceston
PL15 8LE

Asking Price £175,000

- Offered With No Onward Chain
- Spacious Lounge
- Terrace Family Home
- Three Bedrooms
- Front & Rear Gardens
- Modern Kitchen
- Scan QR For Material Information



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 904.17 sq ft



Location:

Nestled in the sought-after Lanstephan area, this delightful three-bedroom mid-terrace offers a wonderful opportunity for family living. Boasting both front and rear gardens, this home presents a spacious, contemporary kitchen/dining area, a generously proportioned lounge, and picturesque views of the town from its front aspect. With the advantage of no onward chain, it awaits your personal touch to transform it into your perfect abode.

Property:

Upon entry, a welcoming hallway with plentiful storage options leads to a bright lounge with window overlooking the front garden. Flowing effortlessly from the hallway or lounge, the kitchen/dining room is equipped with an appealing modern suite of wall and base units complemented by wood-effect countertops. It includes a 1.5 bowl sink with a mixer tap, integrated electric cooker, hob, and extractor fan. The dining area conveniently accesses the garden through a separate door.

Upstairs, the landing provides access to three bedrooms, each offering views of either the rear gardens or pleasant outlooks over the town and gardens beyond. Completing this level is a contemporary bathroom featuring a mains-fed shower above the bath and a built-in airing cupboard housing the efficient gas fired combination boiler. Additionally, there is a separate WC, offering potential to be incorporated into the bathroom if desired.

Outside, the property boasts a sizable front garden with a patio leading to a lawn, while steps at the rear lead up to another inviting lawn area.

Situated in Lanstephan, within walking distance of Launceston, this home enjoys proximity to a range of amenities including supermarkets, schools, and local artisan shops. Launceston itself is renowned for its historic castle and vibrant monthly market, providing an array of local produce and crafts. Excellent transport links via the nearby A388 and A30 ensure easy access to Plymouth, Truro, and Exeter, while mainline train stations in Gunnislake and Liskeard offer convenient connections to further afield.

In summary, this charming property presents an ideal opportunity to establish a comfortable family home in a desirable location, offering both tranquillity and convenience in equal measure.

The Accommodation Comprises:

Obscure uPVC glazed door into

Porch:

6'7" x 3'1" (2.029 x 0.960)
uPVC double glazed window to the front. Tiled floor. Wooden door and side window into

Entrance Hall:

Stairs to First floor with understairs storage as well as a further three storage cupboards. Radiator. Door to

Kitchen/Dining Room:

18'4" x 8'9" (5.602 x 2.671)
uPVC double glazed window and door to rear garden. A range of fitted modern base units under roll edge work surfaces to include a 1 1/4 stainless steel sink unit with mixer tap. Hot point oven and grill with 4 ring hob over. Concealed extractor fan. Matching wall mounted units. Tiled splashbacks. Space for appliances. Cupboard housing fuse box. Radiator. Door to

Lounge:

13'7" x 10'7" (4.146 x 3.230)
uPVC double glazed window to the front garden. Telephone point. Radiator.

From the Entrance Hall, stairs rise up to

First Floor Landing:

Access to loft. Doors off

Bedroom Three:

8'11" x 8'1" (2.725 x 2.464)
uPVC double glazed window to rear. Radiator.

Principal Bedroom:

12'11" x 10'7" max (3.940 x 3.249 max)
uPVC double glazed window overlooking rear garden. Radiator.

Bedroom Two:

9'7" x 8'1" (2.926 x 2.480)
uPVC double glazed window overlooking the front garden. Radiator.

WC:

Obscure uPVC double glazed window to front. Low level WC.

Family Bathroom:

8'0" x 7'0" max (2.443 x 2.159 max)
Obscure uPVC double glazed window to front. Panelled bath with shower over and shower screen to the side. Vanity wash hand basin with cupboards under. Chrome ladder effect radiator. Part tiled walls. Wood effect laminate flooring. Linen cupboard with Baxi combination boiler.

Front Garden:

Patio leading on to the lawned garden enclosed by fencing and walling. Side gate with path leading around to the front parking area.

Rear Garden:

Sloping garden, laid to lawn with steps leading up onto a path which leads around to further parking areas

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: Mains electricity

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

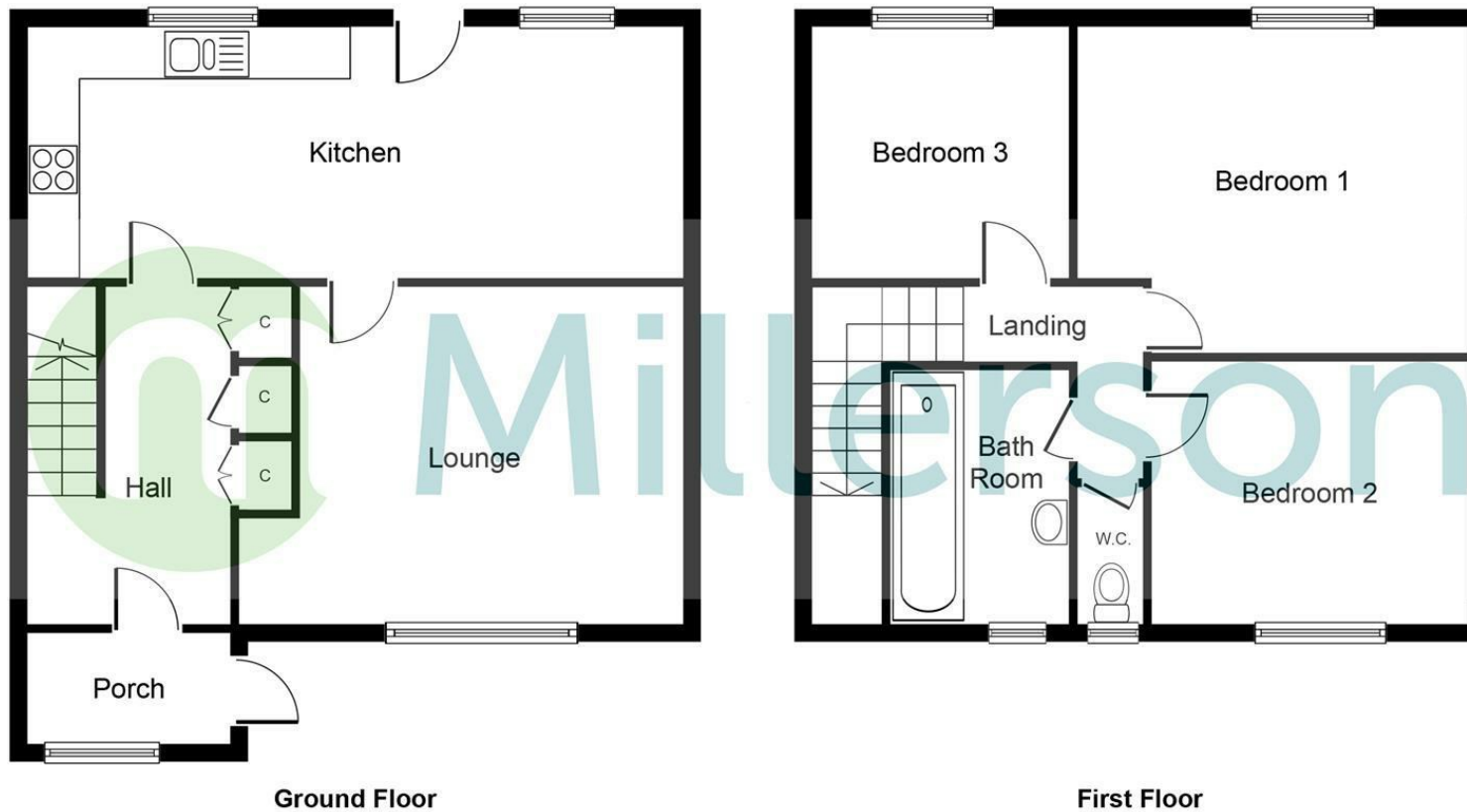
Energy Performance rating: D

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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:
///servicing.shunning.ticket



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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	