



Kit Hill View
Launceston
PL15 9EF

Asking Price £155,000

- Detached Coachhouse
- Two Bedrooms
- Open Plan Reception Room
- Modern Kitchen
- Garage
- No Onward Chain
- Scan QR For Material Information



Tenure - Freehold

Council Tax Band - A

Floor Area - 538.20 sq ft



Summary:

Upon entering the property, you are welcomed into a hallway that provides access to the integral garage.

The staircase leads up to the first floor, which opens into a spacious sitting and dining area, offering an ideal space for relaxation and entertaining. From here, you can access the kitchen, positioned at the front of the property, which is fitted with both eye-level and base-level units, providing ample storage and functionality.

On the opposite side of the home is the generously sized master bedroom. Adjacent to the bedroom is a bathroom, complete with a matching three-piece suite. Bedroom two, located off the reception area, enjoys a rear-facing aspect, providing privacy and quiet.

Additionally, the garage offers a practical understairs cupboard at the rear, perfect for extra storage.

Hallway

5'8" x 2'8" (1.73 x 0.83)

Lounge

17'4" x 10'5"/13'10" (5.29 x 3.19/4.22)

Kitchen

8'1" x 6'1" (2.47 x 1.86)

Bedroom 1

10'6" x 11'10" (3.21 x 3.62)

Bedroom 2

8'5" x 6'1" (2.57 x 1.86)

Bathroom

6'1" x 5'2" (1.86 x 1.59)

Garage

7'8" x 17'6" (2.36 x 5.35)

Material Information

Verified Material Information

Asking price: Guide price £155,000

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: Flat

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: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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

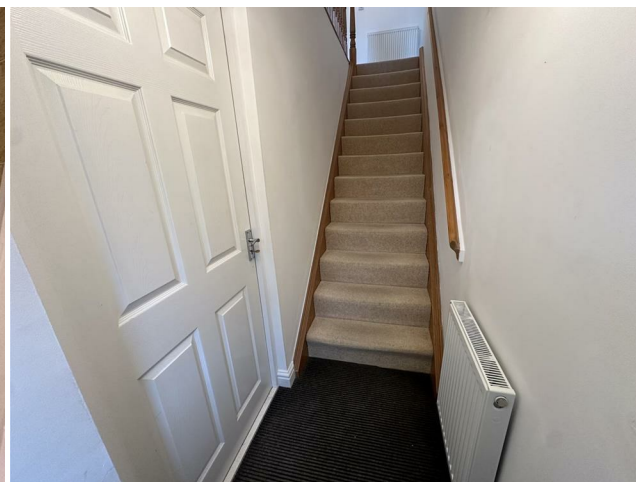
Accessibility and adaptations: None

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 9EF What3Words:
///wants.scorpions.senior



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Valuation Request



Scan me!

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	

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