

# Windmill Hill Terrace

## Launceston

Asking Price £160,000

- Semi-Detached Home
- Views Towards Launceston Castle
  - Three Bedrooms
  - Kitchen/Dining Room
  - uPVC Double Glazed
    - Garage
  - No Onward Chain
  - Scan QR For Material Information



Tenure - Freehold

Council Tax Band - A

Floor Area - 732.00 sq ft



Obscure uPVC glazed door into

#### Hallway:

Stairs to First Floor with cupboard under. Linen cupboard housing the Glow-Worm combination boiler. Radiator. Doors off

#### Lounge:

9'7" x 9'6" plus bay. (2.93 x 2.90 plus bay.)

uPVC double glazed Bay window to front with view to the Castle. Ornate fireplace with tiled hearth with cupboards to one side. Three radiators.

#### Kitchen/Dining Room:

17'8" x 10'8" (5.40 x 3.26)

uPVC double glazed window to rear and Obscure glazed uPVC door to side. Range of fitted base units under roll edge work surfaces. Single bowl stainless steel sink unit with tiled splashbacks. Wall mount cupboards, one housing the consumer unit. Shelved cupboard. Space and plumbing for washing machine and dishwasher. Stone fireplace.

#### Bathroom:

6'8" x 4'0" (2.04 x 1.24)

Obscure uPVC double glazed window to rear. Panelled bath with Triton electric shower over. Vanity wash hand basin with cupboard under. Low level WC. Fully tiled walls.

From the Hallway, stairs rise to the

#### First Floor Landing:

uPVC double glazed window to side. Access to loft. Doors off

#### Bedroom Three:

8'2" x 8'1" (2.50 x 2.47)

uPVC double glazed window to rear. Radiator.

#### Bedroom Two:

11'4" x 6'8" (3.46 x 2.05)

uPVC double glazed window to rear. Radiator.

#### Bedroom One:

11'3" x 8'8" (3.44 x 2.65)

uPVC double glazed window to front with views to the Castle and Countryside beyond. Radiator.

#### Outside:

The rear of the property can be accessed from the front via a shared pathway or from the Kitchen. Steps rise up to the rear tiered garden with a decked seating area and planting beds. Timber summerhouse.

#### Garage:

At the entrance of the private road of Windmill Hill Terrace there is a detached Garage.

#### Agents Note:

The property underwent a Concrete Screening Assessment (Mundic Test) in September 2024. The samples were assigned to Class A with no deleterious properties.

#### Material Information:

Verified Material Information

Council Tax Band: A

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: Garage

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

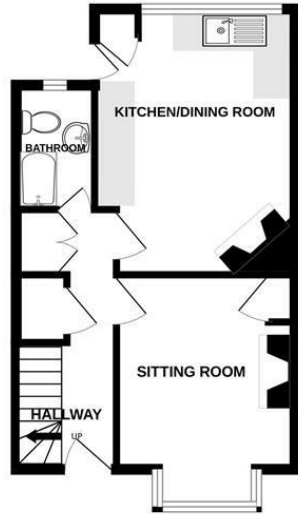
Energy Performance rating: Survey Instructed

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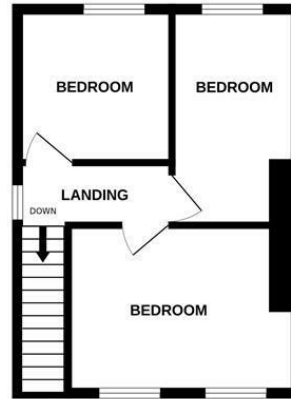
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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 2002/91/EC	

## Directions To Property

Sat Nav: PL15 9AQ What3Words:  
///lifetimes.blanket.sank

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

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