



Castle Street Launceston PL15 8FN

Price Guide £190,000

- No Onward Chain
- Converted Sunday School Grade II Listed
- Immaculately Presented
- Double Glazed Throughout
 - Gas Central Heating
 - Two Double Bedroom
- Beautiful Characteristic Wooden Beams
- Allocated Parking Space
- Within Walking Distance to Local Amenities
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - A

Floor Area - 796.52 sq ft



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Property Description

Millerson Estate Agents are delighted to bring this two bedroom house, set over three stories, situated in the town of Launceston, to the market. The once was Old Sunday School has been lovingly renovated into this stunning, Grade II listed, home and still features the original characteristic wooden beams, tall ceilings and arch windows. The property is being sold with no onward chain and benefits from open plan living, two W/C's, allocated parking and a lovely, sunny aspect courtyard - perfect for loosing yourself in your favourite novel. Viewings are highly recommended to appreciate all that there is to offer.

Ground Floor

Double glazed doors and windows leading into:

Open Plan Kitchen/Dining/Living Room:

20'9" x 9'8" (6.35m x 2.97m)

Skimmed ceiling. Recessed spotlights. Smoke sensor. A range of wall and base fitted units with straight edge wooden Teak worksurfaces and integrated stainless steel sink with drainer and mixer tap. There is an integrated Zanussi induction, four ring hob with built in oven/grill below and extractor hood above. Space for freestanding fridge/freezer. Vertical double column radiator. Ample power sockets. Engineered Oak flooring. Skirting. Door leading to:

Inner Hallway:

Skimmed ceiling. Recessed spotlights. Door leading to utility/WC and stairs lead up to:

Utility Room/WC:

9'2" x 2'5" plus recess (2.81m x 0.75m plus recess)

Skimmed ceiling. Recess spotlights. Extractor fan. Wash basin with a mixer tap and storage beneath. WC with push flush. High level storage cupboards and fitted shoe rack. Space and plumbing for freestanding washing machine (current vendors have one installed) Radiator. Engineered Oak flooring. Skirting.

First Floor Landing:

Skimmed ceiling. Recessed spotlights. Smoke sensor. Thermostat

control panel. Character wooden original feature beams. Radiator. Power socket. Carpeted flooring. Skirting. Doors leading off to:

Bedroom One:

12'8" x 9'8" (3.87m x 2.96m)

Skimmed ceiling. Recessed spotlights. Character wooden original feature beams. Original double glazed arch window to the front elevation with window seat. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom:

6'1" x 6'0" (1.86m x 1.85m)

Skimmed ceiling. Extractor fan. Partially tiled. Wall mounted vanity cupboard. Bath with mains fed shower over. Wash basin with mixer tap and built in storage beneath. W/C with push flush. Heated towel radiator. Skirting.

Second Floor Landing:

Skimmed ceiling. Recessed spotlights. Smoke sensor. Character wooden original feature beams. Storage cupboard. Power sockets. Carpeted flooring. Skirting. Door leading into:

Bedroom Two:

14'3" x 9'9" (4.36m x 2.99m)

Vaulted skimmed ceiling with exposed original wooden beams. Recessed spotlights. Radiator. Eaves storage. Ample power sockets. Carpeted flooring. Skirting.

Outside:

At the front of the property lies an attractive slate-paved courtyard garden, bordered by elegant wrought iron railings on one side. This charming space provides ample room for a patio suite, making it perfect for al fresco dining or relaxing in the afternoon sun while taking in the picturesque view along Castle Street.

Within Otho Place, a shared private path leads directly to a dedicated leasehold parking space just a few steps away. The parking space is currently on a 10-year renewable lease.



Services:

The property is connected to mains electricity, gas, water and drainage. It falls within Council Tax Band A. There is also integrated sprinkler system installed.

Agents Note:

Please note that the neighbouring properties have a right of access over the pathway at the rear of the courtyard. The allocated parking for the property is situated in the car park at the rear, accessible via a shared pathway.

Material Information:

Verified Material Information:

Council Tax Band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms

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: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: Grade 2 listed

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No



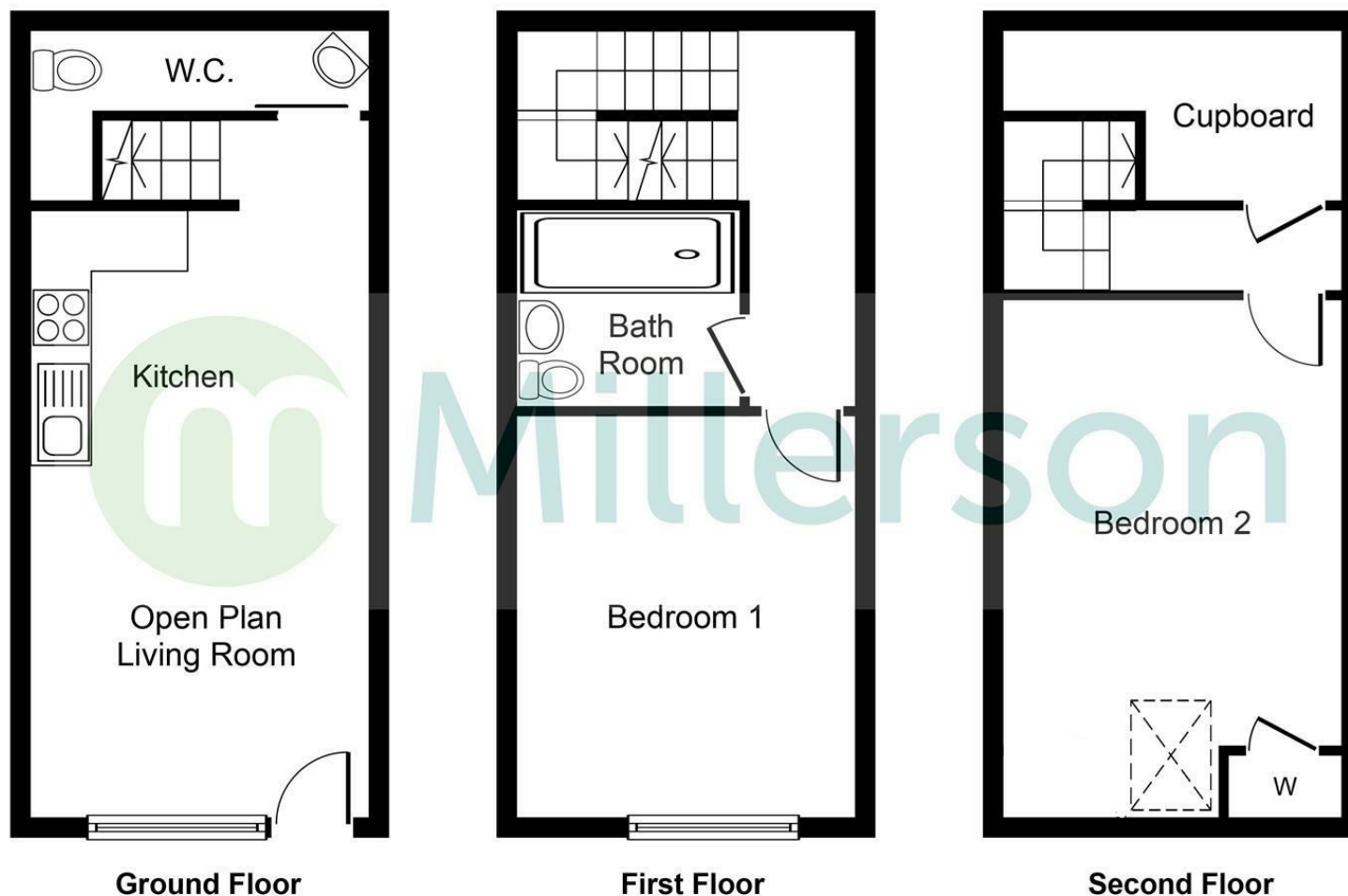
Castle Street, Launceston, PL15 8FN

Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Exempt Property

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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.





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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