



Honeysuckle

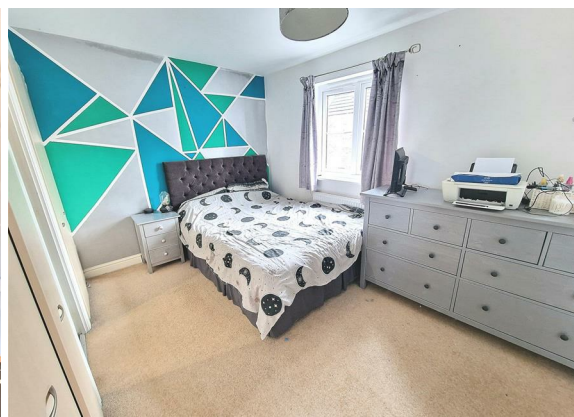
Gardens

Launceston

PL15 9GD

Guide Price £220,000

- 3 BEDROOM FAMILY HOME
- DRIVEWAY AND GARAGE
- REAR GARDEN AREA
- MASTER BEDROOM WITH EN SUITE
- IDEAL INVESTMENT OR FIRST TIME BUY
- ATTENTION INVESTORS RENTAL YIELD OF 4.25%
- MAINS GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - C

Floor Area - 925.69 sq ft



DESCRIPTION

This mid terraced home has been successfully let by the current vendors and our Lettings Department have confirmed that a rental figure of £850pcm could be achieved, giving investors a rental yield of 4.25%. Alternatively, this house would make a superb family home or first time buy for those seeking 3 bedrooms, master with en suite shower room, rear garden area, driveway parking and a garage. Being mains gas fired centrally heated and double glazed, in brief, the accommodation comprises; Entrance hall, sitting room, kitchen/diner, downstairs wc, first floor landing giving access to 3 bedrooms, on with an en suite shower room and a family bathroom. Outside, to the rear of the property is a small area of garden and decked terrace with steps leading down to a private driveway and single garage.

LOCATION

Launceston is an historic market town situated in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. The town benefits from facilities including several supermarkets, schools and well-regarded local butchers, and bakers. Launceston Butter Market is held on the 1st Saturday of every month from March to December in the town square, an excellent place to browse the stalls and purchase local produce, gifts and cards. From Launceston, Plymouth is within easy reach via the A388 (approx 26 miles) whilst the A30 trunk road offers good access west to Truro (approx 47 miles) and east to Exeter (approx 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

(all measurements are approximate)

CANOPY ENTRANCE

Part glazed front door into;

ENTRANCE HALL

Stairs to first floor. Radiator.

SITTING ROOM

14'3" x 11'9" (4.35m x 3.60m)

Window to front. Radiator. Tv and telephone points. Door leading into;

KITCHEN/DINER

15'2" x 9'4" plus door recess. (4.64m x 2.85 plus door recess.)

Window to front. Half glazed door to outside. Range of modern wall and base units under roll edge work surfaces with tiled splashback to walls and incorporating 1.5 bowl sink unit. Zanussi built in oven with gas hob and extractor over. Wall mounted cupboard housing Gloworm mains gas fired boiler. Wine rack. Pull out larder cupboard. Radiator. Door to understairs cupboard. Door to;

CLOAKROOM

Window to rear. Low level wc. Corner vanity wash basin and tiled splashback. Radiator.

FIRST FLOOR LANDING

Access to roof space. Doors lead to;

BEDROOM 1

15'4" into recess narrowing to 11'10" x 8'5" plus (4.68m into recess narrowing to 3.63 x 2.59 plus do)

Window to front. Radiator. 2 sets of double built in wardrobes. Door to airing cupboard housing hot water cylinder. Door to;

EN SUITE SHOWER ROOM

8'9" max x 5'3" max into door recess. (2.67m max x 1.61m max into door recess.)

Recessed shower with mains fed rainfall shower head over. Vanity wash basin with cupboards below. Low level wc. Shaver points.

BEDROOM 2

10'9" x 9'7" plus door recess. (3.28m x 2.94m plus door recess.)

Window to front. Radiator. Range of built in wardrobes to one wall.



BEDROOM 3

9'10" x 8'9" (3.02m x 2.68m)

Window to rear with partial views over countryside and Dartmoor. Radiator.

BATHROOM

6'5" x 6'1" (1.97m x 1.87m)

Opaque window to rear. Chrome heated towel rail. White suite comprises corner jacuzzi bath, low level wc and vanity basin with cupboards below.

OUTSIDE

The rear of the property is approached through a covered drive through underneath Bedroom 2. Leading to twin timber entrance gates into a parking space and giving access to;

SINGLE GARAGE

17'0" x 9'3" (5.20m x 2.84m)

From the driveway steps lead up to a small garden area, one side is laid to astro turf and the other is decked. Outside tap.

SERVICES

Mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band C.

AGENTS NOTE

The property is subject to a flying freehold, being Bedroom 2 over the drive through to the rear courtyard leading to another property and the parking and rear of this property.



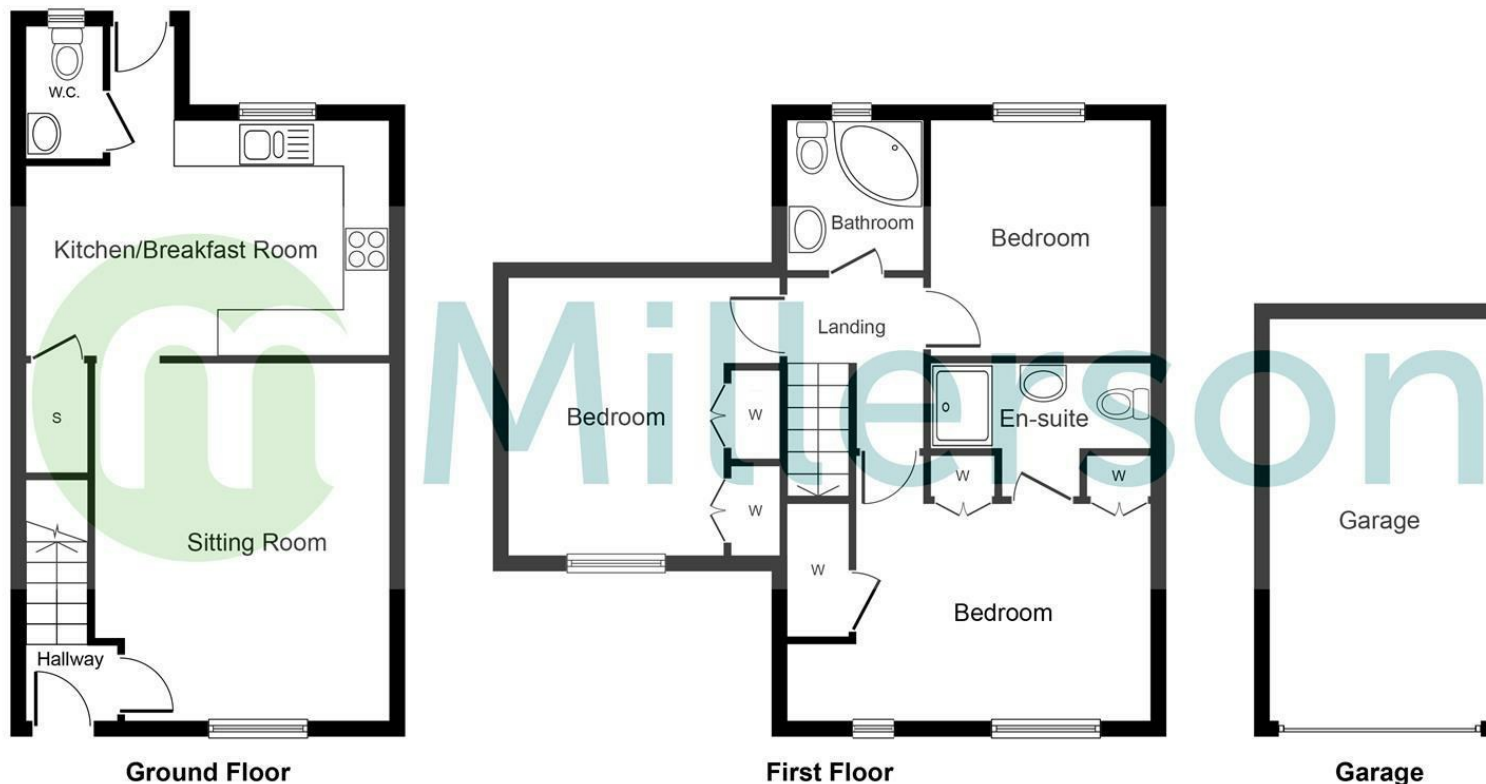
Directions To Property

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Valuation Request



Ground Floor

First Floor

Garage

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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (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 | |

