

Asking Price £139,950 Freehold



13 Higher Cleaverfield

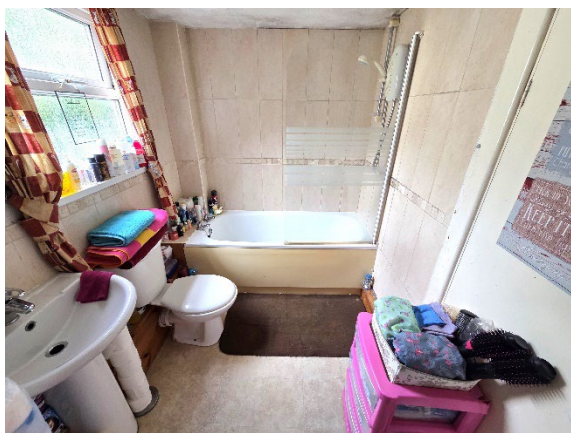
Launceston, Cornwall, PL15 8EB

www.trace-property.co.uk







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Key Features

-  2 Bed Cottage
-  No onward chain
-  Requires decorating throughout
-  Perfect first time buyer or buy to let
-  Amazing views
-  Electric Heating and uPVC double glazing

EPC Rating TBC

Council Tax Band A

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Entrance Porch

uPVC double glazed door and window.
Perfect for coat and shoe storage. Door to:

Living/Dining Room 5.90m x 3.51m

A spacious front aspect room uPVC double glazed window, woodburner with stone surround and slate hearth. Stairs to first floor and door to:

Kitchen 2.58m x 2.54

A rear aspect room with uPVC double glazed window, matching cream shaker wall and base units, roll edge laminate work surface over, stainless sink unit with mixer tap, space for cooker with extractor hood over, space and plumbing for washing machine and space for fridge freezer. uPVC double glazed door to small rear courtyard area.

First Floor Landing

Bedroom One 3.96m x 2.76m

A large front aspect double room with uPVC double glazed window and built in storage.

Bedroom Two 2.31m x 1.90m

A rear aspect single room with uPVC double glazed window.

Bathroom 3.63m x 1.78m

A large light and airy room with side aspect uPVC double glazed window. Comprising white three piece suite with shower over bath, low level WC and pedestal wash hand basin. Storage cupboard. Fully tiled walls.

Outside

To the front of the property is a delightful sunny garden predominantly laid to lawn with patio area and beautiful palm tree. Enjoying an elevated position with stunning views across Launceston and to the countryside beyond.

Services

Mains Electricity, Water and Drainage

Agents Note

The cottage is accessed via a shared pathway to a pedestrian gate leading to the front garden.

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Overview

Available for sale with NO ONWARD CHAIN is this deceptively spacious, 2 bed cottage in need of decoration throughout.

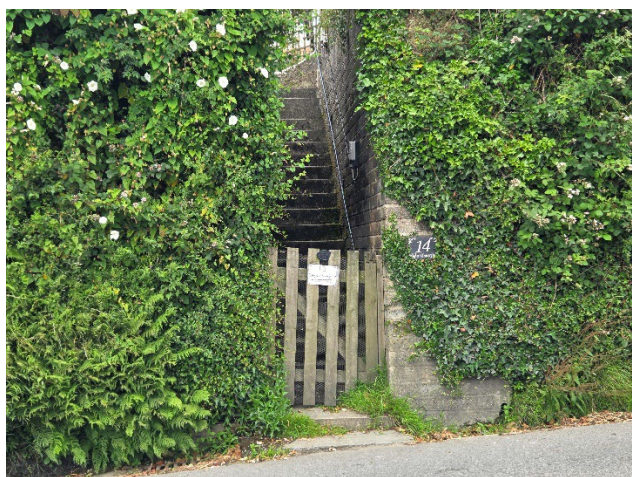
The property enjoys an elevated position with stunning views over Launceston and the countryside beyond. Conveniently location on the edge of the town, within a short walk of local amenities and easy access to the A30.

Great first time buyer home, or buy to let property with a rental value of £800 pcm, generating a very attractive yield of just under 7%.

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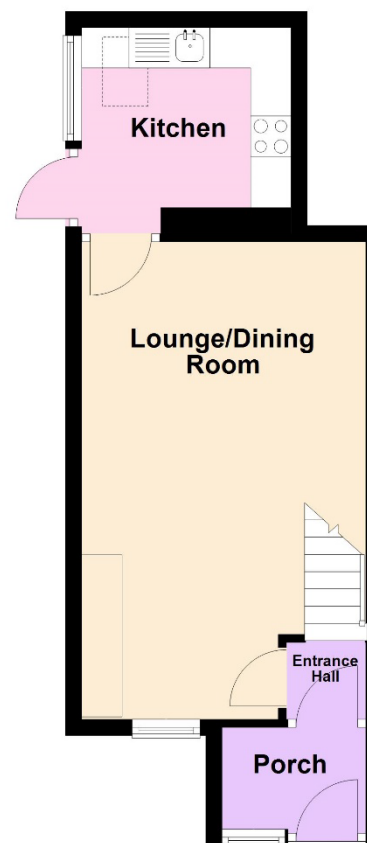
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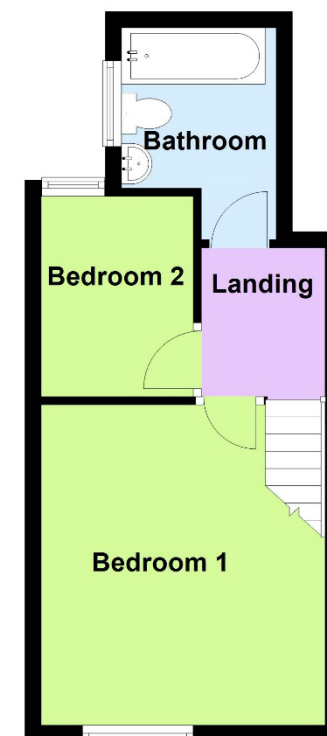


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Ground Floor
Approx. 28.8 sq. metres (309.6 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.6 sq. feet)