

Coads Green  
Launceston  
PL15 7LY

Offers In The Region Of  
£295,000

- Detached Home
- Three Bedrooms
- 24' Lounge/Diner
- Kitchen & Utility Room
- Solid Oak Flooring
- Small Lawned Garden
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 1237.85 sq ft



3



2



1



F26

Storm canopy with outside courtesy light and front entrance door leading to:

#### Entrance Hallway:

A welcoming L-shaped hallway with solid oak flooring throughout the ground floor (excluding the shower and utility room). Feature window into the lounge/dining room. Area for coats and shoes. Radiator. Staircase to first floor. Doors to:-

#### Lounge/Dining Room:

24'4" x 11'10" (7.42 x 3.61)

A bright and airy room with patio doors and casement windows leading to the front of the property. Three Velux roof lights with retractable blinds. Satellite dish and telephone point with BT fibre broadband. Two radiators.

#### Kitchen:

12'11" x 8'2" (3.94 x 2.51)

Window to the front. A range of cottage style base level units with worktop surfaces over and part tiling to walls. Inset one and a quarter ceramic sink and drainer unit with mixer tap. Rangemaster 5 induction ring electric range cooker with Rangemaster extractor hood over. Matching eye level units with underlighting. Space for tall fridge/freezer. Integral dishwasher. Radiator. Shelving for wicker baskets.

#### Bedroom 3

16'2" x 7'3" excluding door recess (4.93 x 2.21 excluding door recess)

Window to side. Built in understairs storage cupboards, one with hanging rail and one with power point. Built in wardrobe with sliding doors and hanging rail. Radiator.

#### Bedroom Two:

12'5" x 8'7" (3.81 x 2.62)

Double aspect with window to the front and patio doors to the garden. Velux roof light with retractable blind. Radiator. Door to:-

#### Utility Room:

8'5" x 2'7" (2.59 x 0.81)

Obscure window to rear. Space and plumbing for washing machine. Modern hot water cylinder with shelving above. Modern Electric BOILER for central heating radiators.

#### Shower Room:

Corner walk in shower cubicle with aquaboard to water sensitive areas and mains fed shower. Wall mounted wash basin. Low level WC. Chrome heated towel rail. Extractor fan.

From the entrance hallway there is a turned staircase to:-

#### First Floor Landing:

Velux roof light with retractable blind. Built in high gloss double cupboards with attractive wood effect display surface. Doors to:-

#### Principal Bedroom:

14'2" x 11'10" max. (4.32 x 3.61 max.)

Slight restricted sloped ceiling heights. Feature stain glass 'Porthole' window to front. Three Velux roof lights all with retractable blinds and one offering distant countryside and Bodmin moorland views, depending on how tall you are! Range of built in wardrobes and cupboards. Radiator.

#### Bathroom:

14'0" x 7'1" narrowing to 4'1" (4.27m x 2.16m narrowing to 1.24m)

Two Velux roof lights with retractable blinds. Attractively fitted with modern panel enclosed bath. Pedestal wash basin. Low level WC. Electric chrome heated towel rail. Radiator. Fitted cupboard unit providing storage for linen and wood effect display surface.

#### Outside:

To the front of the property is a gravelled area providing off road parking. Secure storage box, suitable for bicycles, bordered by a stone built wall. To the side of the property is the garden, laid to lawn with slate paved patio and timber pergola. A perfect spot for al fresco dining and relaxing. To the rear is a further courtyard garden with timber shed. Outside lighting.

#### Services:

Mains electricity, metered water and drainage. Electric central heating. Fibre Broadband.

#### Material Information:

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Heating: Electricity-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Poor, Vodafone - OK, Three - Good, EE - OK

Parking: 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 area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

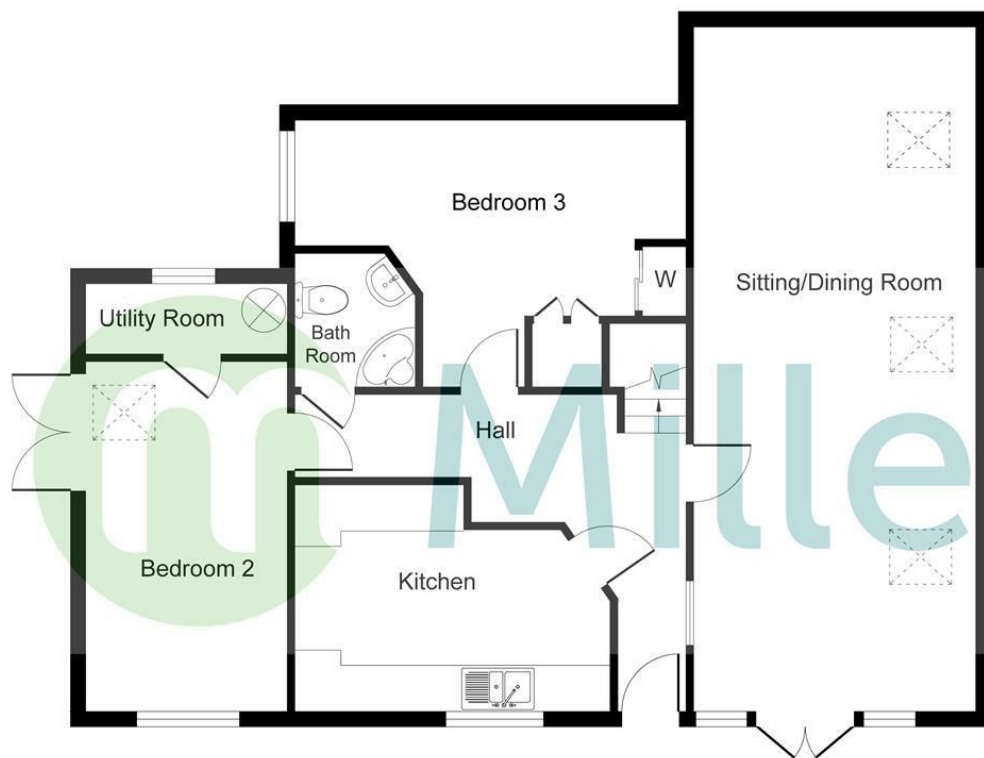
Coal mining area: No

Non-coal mining area: No

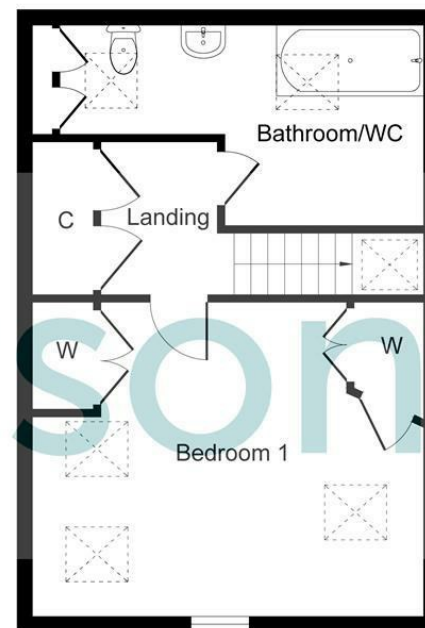
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





**Ground Floor**



**First Floor**

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 26      | 47        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

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