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21 Riverside Mills

21, Riverside Mills, Launceston, Cornwall PL15 8GX



Town Centre 0.7 - North Cornish Coast  
18.7 - Plymouth 25.9

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A 3 bedroom property with a garage, garden and parking for 2-3 vehicles in a sought after residential area of Launceston

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- Sought After Town Location
- Garage
- Parking for 2-3 Cars
- 3 Bedrooms (Principle En-Suite)
- Open Plan Living
- Enclosed Rear Garden
- Perfect for First Time Buyers
- Existing Investment Opportunity
- Tenure: Leasehold
- Council Tax Band: C

Guide Price £190,000

### SITUATION

The property enjoys a peaceful location on the outskirts of Launceston town, a short distance from the Kensey Vale Bowling Club and River Kensey. Within Launceston, there are a wide range of shops, supermarkets, restaurants and boutiques together with banks, places of worship, doctors, dentists and veterinary surgeries. There are two 18 hole golf courses and secondary school educational facilities to A-level standard. In addition there is access to the A30 trunk road, which connects the cathedral cities of Exeter and Truro, both with a wider range of shopping facilities. The city port of Plymouth is 27 miles to the south and benefits from a cross channel ferry serving northern France and Spain.

### DESCRIPTION

A 3 bedroom terraced house enjoying a peaceful location on the outskirts of the town, with off road parking for 2 vehicles plus a garage. The property presents a great opportunity for anyone looking at an investment opportunity with a tenant currently in situ, or for first time buyers who require parking and a garden.

### ACCOMMODATION

Steps and railings to the front allow access into the ground floor hallway and sitting room which overlooks the front of the property. The kitchen has a range of fitted base and wall mounted units, with an integrated electric oven and gas hob, slimline dishwasher, sink and undercounter space for a fridge and washing machine. The dining room enjoys a view out over the rear garden with French doors, along with a separate access via the kitchen to the driveway. The dining room adjoins the kitchen and offers the opportunity to create a more open plan kitchen/diner should one prefer, subject to the required structural checks and consents. Off the kitchen is a ground floor cloakroom with WC and a separate store cupboard.

The first floor presents 3 bedrooms including a principle bedroom with en-suite shower room. There is a family bathroom servicing bedrooms 2 and 3, which comprises a bath with shower over and part tiled walls, a WC and wash hand basin.

### OUTSIDE

The private driveway offers parking for 2-3 vehicles in addition to the garage. The garage has an up and over door, with power and light connected. There is an enclosed rear garden mainly laid to lawn, with a front garden stocked with mature shrubs.

### SERVICES

Mains water, electricity and drainage. Mains gas central heating. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Stags Launceston office, take the A388 St Thomas Road down the hill towards Bude, passing the castle on the right hand side. Pass through the traffic lights and take the left hand turning before crossing over the bridge. Continue past the river, Church and bowling green and take the next right hand turning into Riverside Mills where the property will be found on the right hand corner.

### RESIDENTIAL LETTINGS

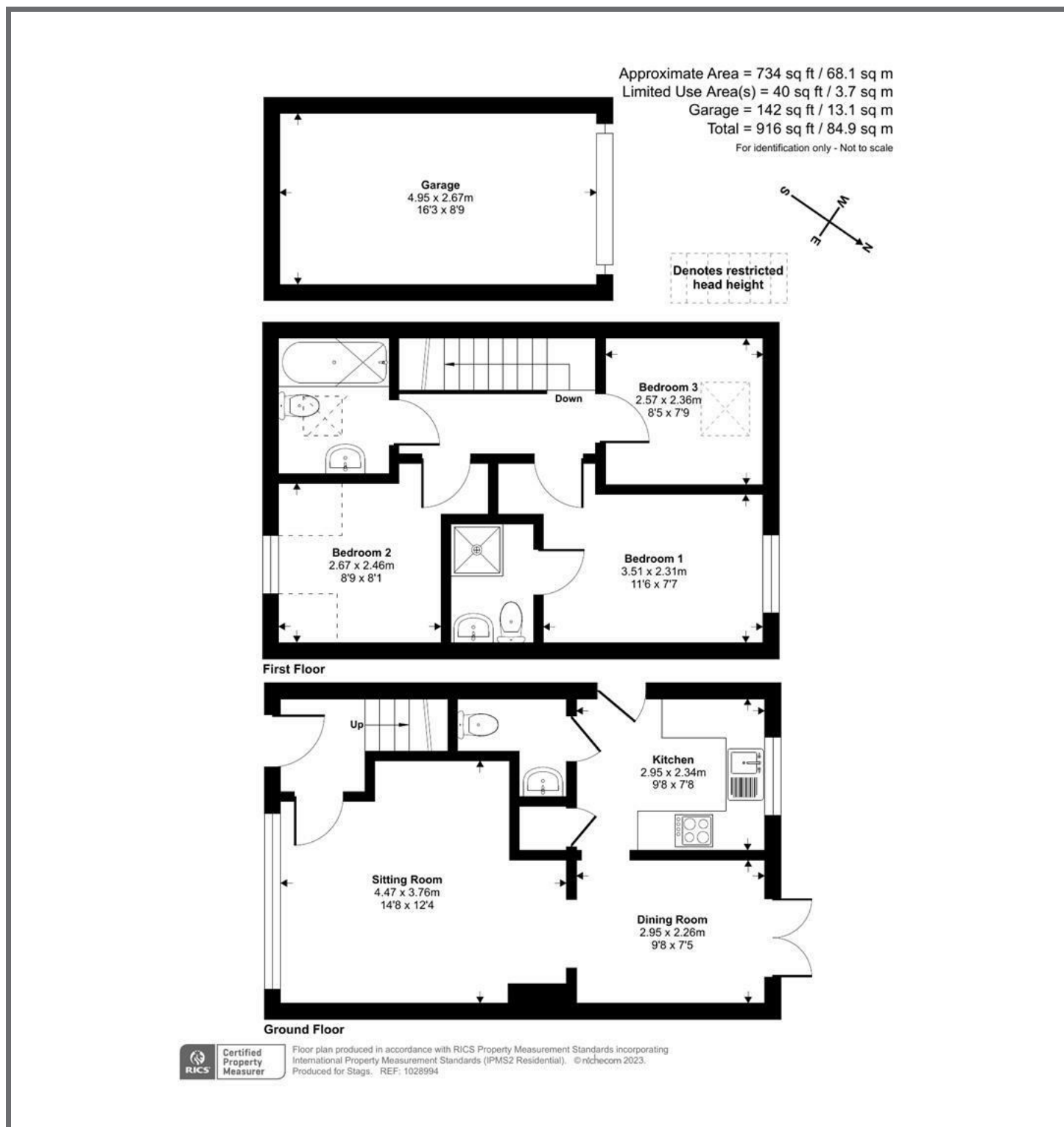
If you are considering investing in a buy to let, or require any additional information about the current let and letting potential, please contact a member of our lettings team on 01566 771800.

### TENURE

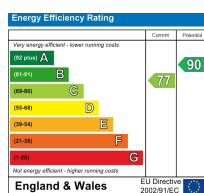
The property is leasehold, with approximately 980 years remaining. We understand from the seller that there is a ground rent payable which for October '23 to April '24 was £45.89. The service charge for 23/24 has been budgeted at £1,178.24 by the management company.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk