



## Church Road

Ladycross | Launceston | Cornwall



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A 3 bedroom semi-detached property situated in a favoured village location with a generous plot including gardens at the front and rear with far reaching views at the rear. This spacious property is in need of updating and refurbishment but offers great potential and has no onward chain.

The accommodation includes an entrance hallway with a door into the living room with a front facing window. A hallway leads down to the dining room with a rear facing window overlooking the garden with a storage cupboard and W/C. A door leads into the kitchen which has a back door to the garden. On the first floor there are the 3 bedrooms with the back bedroom enjoying lovely views over surrounding countryside and the bathroom.

There is a shared pathway at the front with communal parking available. There is access to the side of the property and the rear garden is mainly laid to lawn with out-houses providing external storage.





## Situation

The property is situated in the village of Ladycross which has Werrington Primary Academy and village hall. Within 1 mile is the pretty sheltered village of Yeolmbridge, on the banks of the river Ottery and has rolling countryside and woods in all directions with an active village hall. Launceston Town Centre is approximately 4 miles away and features a range of shops, schools and facilities alongside access to the A30 connecting to the rest of Cornwall and Devon. The wonderful sandy beaches at Bude and the North Coast are approximately 20 minutes from the village.

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## Entrance Hallway

## Sitting Room

15'7" x 10'5" (4.75m x 3.19m)

## Dining Room

14'7" max x 8'9" (4.46m max x 2.69m)

## Store Cupboard

5'10" x 2'3" (1.79m x 0.70m)

## Kitchen

8'9" x 7'8" (2.69m x 2.36m)

## First Floor Landing

## Shower Room

6'4" x 5'2" (1.94m x 1.58m)

## Bedroom 1

11'9" max x 8'3" (3.59m max x 2.53m)

## Bedroom 2

10'7" x 10'4" (3.25m x 3.17m)

## Bedroom 3

16'1" x 9'6" max (4.92m x 2.92m max)

## Services

Mains Electricity, Water & Drainage.

Council Tax Band A.

## First Floor



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F	10	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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