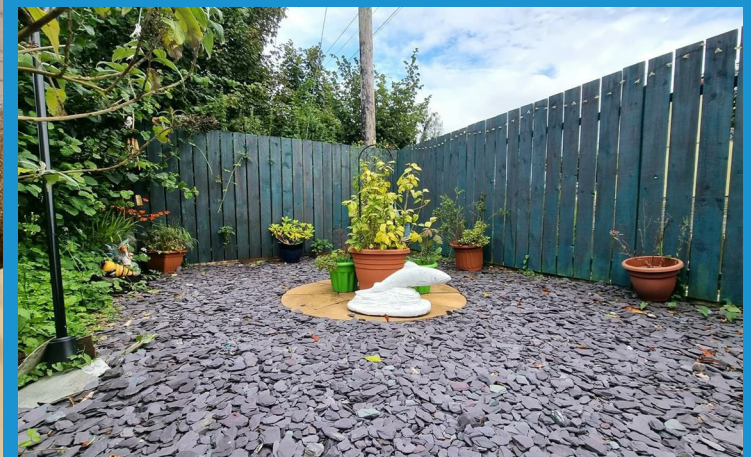




Pipers Pool | Launceston



Town • Country • Coast



Located in the popular village of Piper Pool is this well presented 2 bedroom semi-detached property. This property offers spacious living accommodation as well as off road parking. Bursting with character and charm this property really is an original Cornish Cottage.

The living room offers a cosy atmosphere. The kitchen offers ample storage with a range of eye and base level units. There is space for a large dining table allowing for family occasions or entertaining friends. Adjacent to the kitchen is a sun room which is perfect for enjoying the warmth of the sun. With some further improvements (STP) this room could create an additional reception room or bedroom. A useful utility and downstairs W/C can also be found just off the kitchen.

On the first floor are two large double bedrooms. The master bedroom is side aspect and benefits from stunning views of the nearby countryside as well as ample space for freestanding bedroom furniture. The second bedroom is front aspect and also benefits from built in storage as well as ample space for free standing furniture. The family bathroom is across the landing and offers a matching three piece suite with shower over the bath.

Outside the property offers parking for two vehicles. A patio garden also offers a fantastic space for al fresco dining or perhaps enjoying a glass of wine in the evening.



### Situation

The property lies in the hamlet of Pipers Pool, within 3 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall and 6 miles away from the market town of Launceston. Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, M&S and Costa's Coffee. Local facilities include a Leisure Centre, Medical Facilities and well regarded Primary and Secondary schooling.

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## Porch

## Sitting Room

15'8" x 12'5" (4.80m x 3.81m)

## Kitchen / Dining Room

14'4" x 13'8" (4.37m x 4.19m)

## Utility Room

12'9" x 5'1" (3.89m x 1.57m)

## Cloakroom

6'5" x 5'1" (1.98m x 1.57m)

## Sun Room

9'8" x 10'11" (2.97m x 3.35m)

## First Floor

### Bedroom 1

14'7" x 12'11" (4.47m x 3.95m)

### Bedroom 2

14'5" x 10'0" (4.40m x 3.05m)

### Bathroom

11'0" x 5'6" (3.37m x 1.68m)

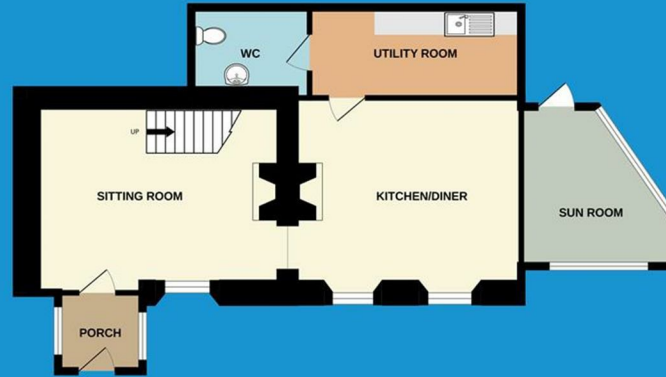
### Services

Mains Electricity, Water and Drainage.

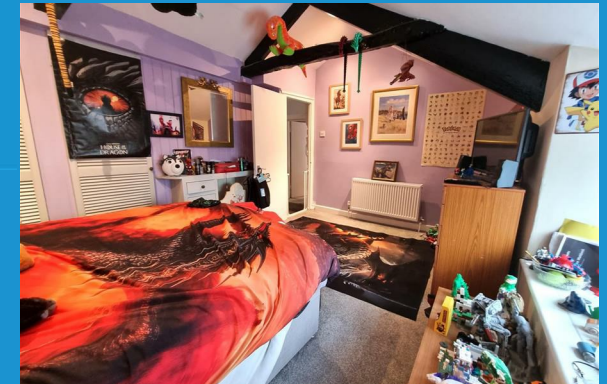
Central Heating Type - Electric

Council Tax Band B

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England & Wales		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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