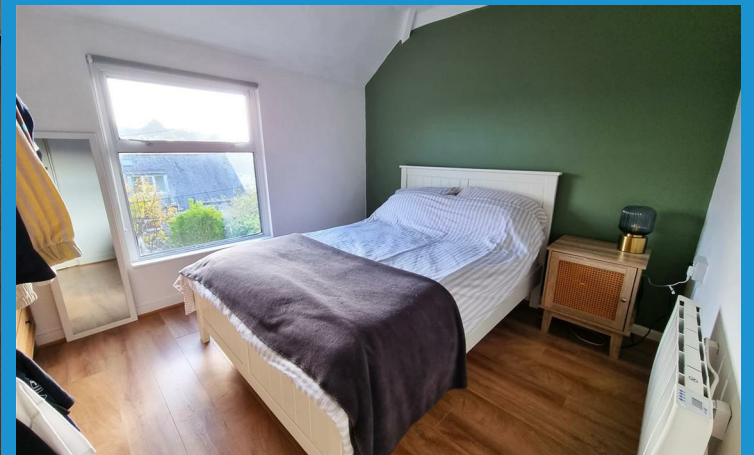




Higher Cleaverfield
Launceston | Cornwall



Town • Country • Coast



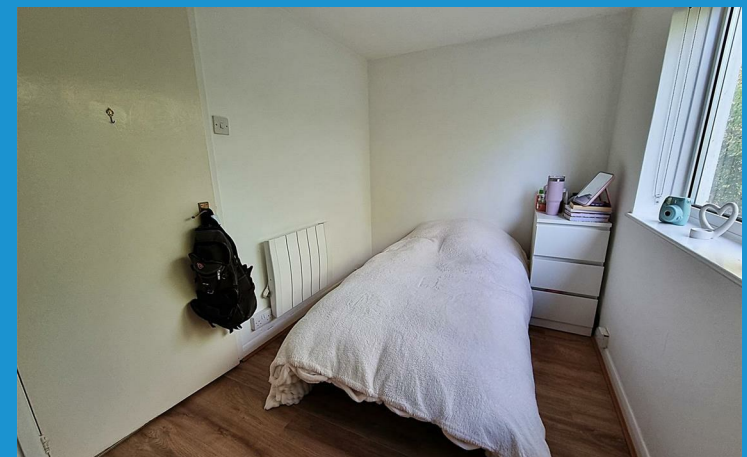
NO ONWARD CHAIN

Located in a tucked away position is this delightful end-terraced cottage. The property has 1 reception room, 2 bedrooms, and 1 bathroom, definitely has character and warmth.

As you step inside, you are greeted by a quaint front porch, perfect for hanging coats and storing shoes. The living/dining room welcomes you in and offers a comfortable space to relax and entertain. The kitchen, with its character window overlooking the main living area, adds a touch of charm to the home. The kitchen also offers ample worktop space and eye and base level units. The rear door also provides access to outside. Upstairs you find two double bedrooms and a family bathroom. The master bedroom, boasting front-facing views of the picturesque surroundings.

Outside there is a shared pathway that leads you to the cottage's entrance, where an enclosed garden awaits. To the front of the property there is lawn area and raised flower bed.

Whether you're looking for a cosy home or an investment opportunity this character cottage on the fringe of Launceston is the perfect property. With its great views and modern decor this property really is a hidden gem.



Situation

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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode of the property is PL15 8EB. What Three Words are 'biggest.seriously.neater' this will take you directly to the property. From the town centre, proceed out of town via St Thomas Road and through Newport and at the roundabout turn right. Continue to the next roundabout by Spar and go straight over and on to Dutson Road where the cottage can be found in an elevated position behind the stone wall on the left hand side with parking generally available across the road.

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Entrance Porch
5'4" x 4'4" (1.65m x 1.33m)

Living Room
17'6" max x 9'3" (5.34m max x 2.82m)

Kitchen
11'2" x 6'5" (3.42m x 1.96m)

First Floor Landing

Bedroom1
10'4" x 9'2" (3.16m x 2.81m)

Bedroom 2
10'2" x 6'5" (3.12m x 1.97m)

Bathroom
7'1" x 5'2" (2.16m x 1.60m)

Services
Mains Electricity, Water and Drainage
Central Heating Type - Electric Heaters
Council Tax Band A

Agent Note
The cottage is approached via a shared pathway to the pedestrian gate into the front garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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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