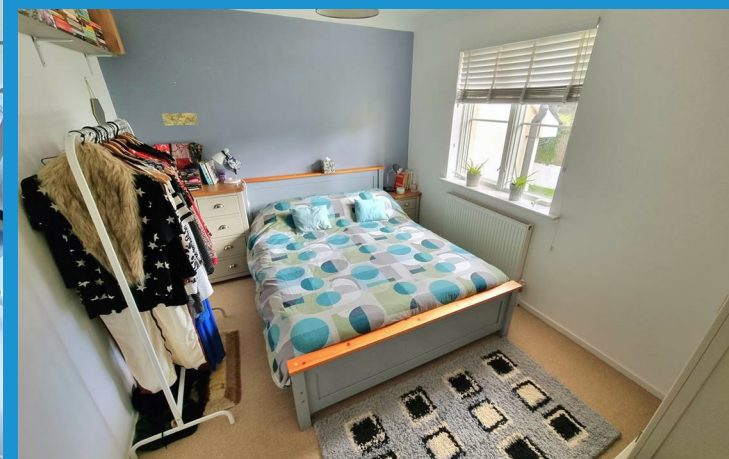
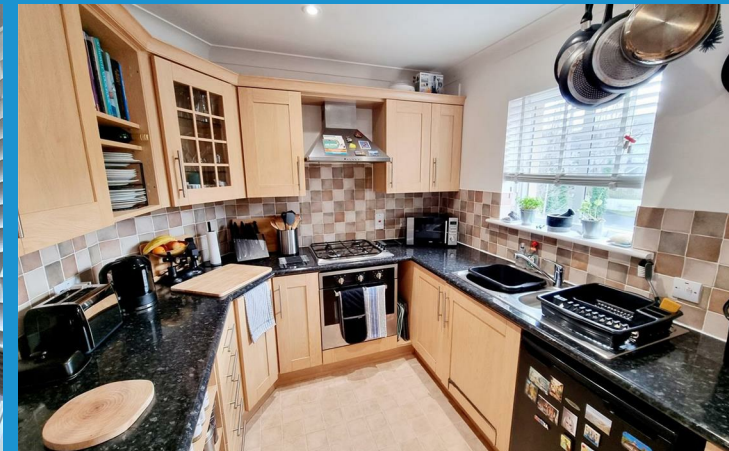




Riverside Mills
Launceston | Cornwall



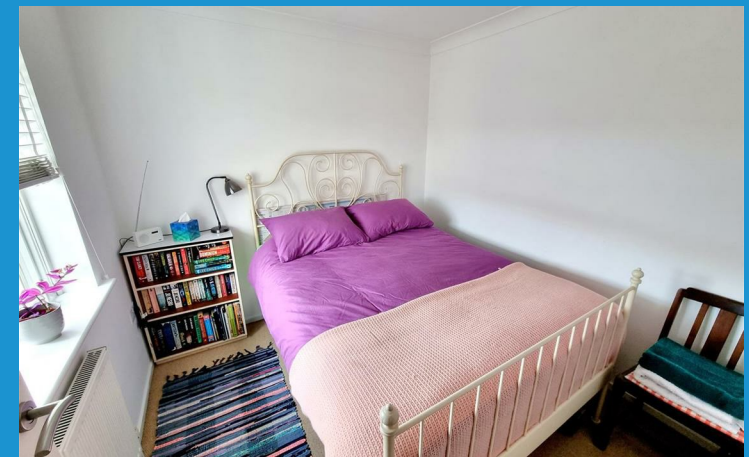
Town • Country • Coast



Tucked away on a popular development is this attached coach house with accommodation over 2 floors. Well presented throughout with a generous reception space, separate kitchen area and allocated off road parking space. Perfect first time purchase or a buy to let investment opportunity.

You enter the property into a hallway with staircase to the first floor. Off the ground floor hallway is a bedroom and en-suite shower room. This room could be utilised as a study or indeed a playroom. The ensuite has plumbing for a washing machine. The staircase leads up to a first floor landing giving access to all the accommodation. The generous sitting/dining room is dual aspect with a view towards the nearby Bowling Green and St. Stephens beyond. The dining area is open plan to the kitchen where there are a range of modern eye and base level units with various integrated appliances.

The master bedroom is a good size front aspect double with plenty of space for freestanding bedroom furniture. Bedroom 2 is a smaller rear aspect double. Both bedrooms share a family bathroom with a matching white suite including a shower over the bath. Outside the property are communal gardens with mature shrubs maintained by the management company creating an attractive look throughout the development. Opposite the property is an allocated off road parking space.



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 (1.6 km) 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 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, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 8GX. What Three Words 'witty.cookie.scrapped' will take you to the property. From the town centre, proceed towards Newport down St Thomas Road, proceed through the traffic lights and take the left hand turning before the bridge. Follow this road along by the river and past the bowling club, taking a right hand turn where the property will be seen on your right.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

Ground Floor Bedroom

12'2" max x 11'5" (3.72m max x 3.48m)

En-suite

9'0" max x 6'5" max (2.76m max x 1.98m max)

First Flooring

Living Room / Dining Room

17'10" x 10'6" (5.46m x 3.21m)

Kitchen

7'10" x 7'8" (2.41m x 2.36m)

Bedroom 1

11'10" x 9'1" (3.62m x 2.79m)

Bedroom 2

8'6" x 8'6" (2.61m x 2.60m)

Bathroom

9'1" max x 8'2" max (2.78m max x 2.50m max)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band B

Agent Note

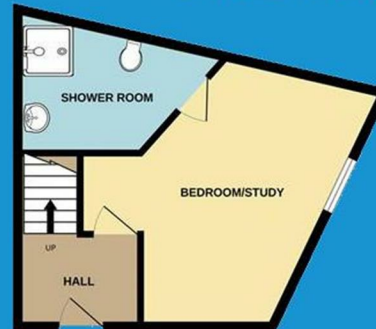
We have been informed that the property has a 999 years Lease commencing May 2004.

Ground Rent Charges - £45.89 every 6 months.

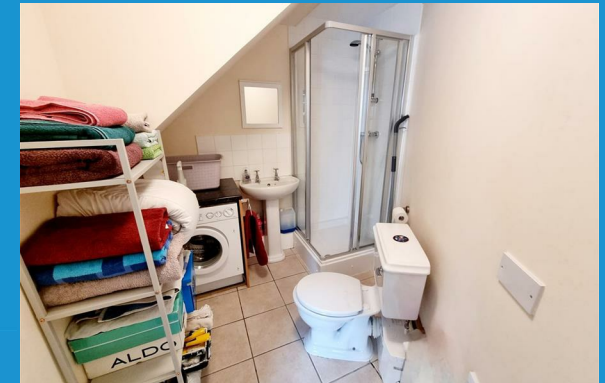
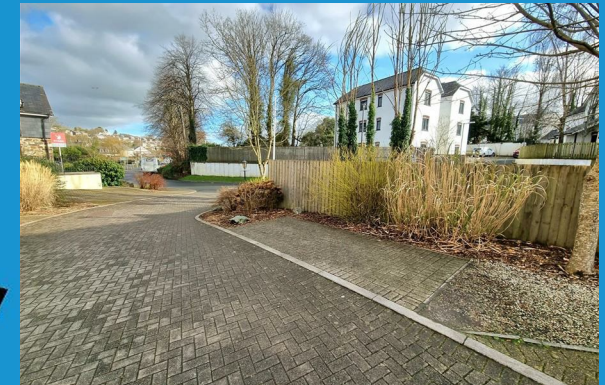
Service Maintenance Charge is - £1287.30 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor



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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast