



10 Hurdon Road
Launceston | Cornwall



Town • Country • Coast



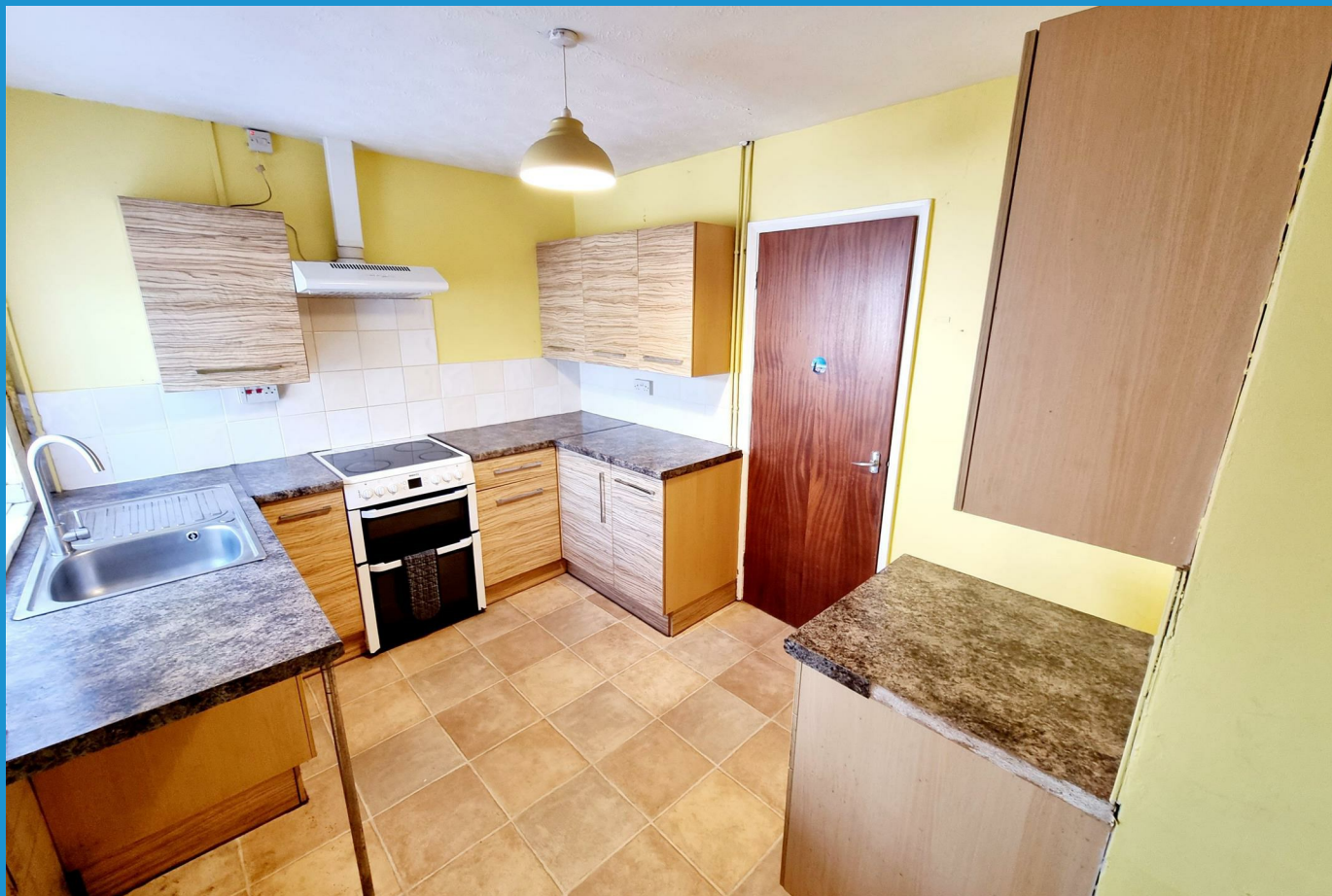
Located within a short walk of the retail park, secondary school and Tesco, is this semi-detached, 2 double bedroom bungalow. The property benefits from a front and rear garden, driveway parking and also has a large garage. The property is ready for a new owner to put their own stamp on it. AVAILABLE WITH NO CHAIN!!

From the covered porch, a door opens into the hallway with access to all rooms including a large built-in airing cupboard. The sitting/dining room is dual aspect and offers plenty of space for furniture. The kitchen/breakfast room has a range of eye and base level units, plus space for freestanding white goods. To the corner of the kitchen is a door into the built-in pantry. Off the kitchen is another door into the rear hallway, with access to a storage room which could potentially be a utility room.

There are 2 double bedrooms sharing a family bathroom. The rear bedroom overlooks the garden and has plenty of space for a double bed and freestanding wardrobes. Bedroom 2 is front aspect and has floor-to-ceiling built-in wardrobes. The family bathroom has a matching 3 piece suite, including a shower over the bath.

The property is accessed via a gravel driveway with a turning area. Next to the property is a large detached garage, perfect for storage or a home workshop. There is a side path taking you into the rear garden, where there is an area of lawn and a patio adjoining the rear door. The property owns the solar panels, which generate a healthy revenue stream. The property has scope to be updated to a purchaser's own design and style.

The property is being offered for sale with no forward chain.



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

Postcode to this property PL15 9DB. From our office proceed along Hurdon Road towards Tesco and where the property will be seen past the college on your left BEFORE Trecarrell.

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Entrance Hallway

Sitting Room / Dining Room
18'1" x 9'10" (5.53m x 3.02m)

Kitchen / Breakfast Room
13'5" x 7'2" (4.11m x 2.20m)
4.11m narrowing to 3.24m

Pantry
3'8" x 3'5" (1.13m x 1.06m)

Storage
7'2" x 2'8" (2.19m x 0.82m)

Bedroom 1
14'6" x 8'9" (4.42m x 2.68m)

Bedroom 2
10'9" x 8'11" (3.29m x 2.74m)
Excluding Wardrobe

Bathroom
6'3" x 5'9" (1.93m x 1.76m)

Garage
17'9" x 17'8" (5.42m x 5.39m)

Services
Mains Electricity, Water and Drainage
Council Tax Band B

Agent Note
The property owns the solar panels, which
bring in a healthy revenue.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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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