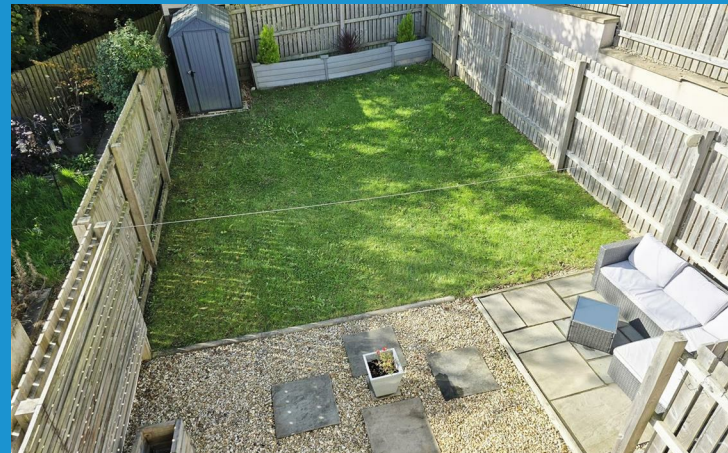




80 Chestnut Drive  
Launceston | Cornwall

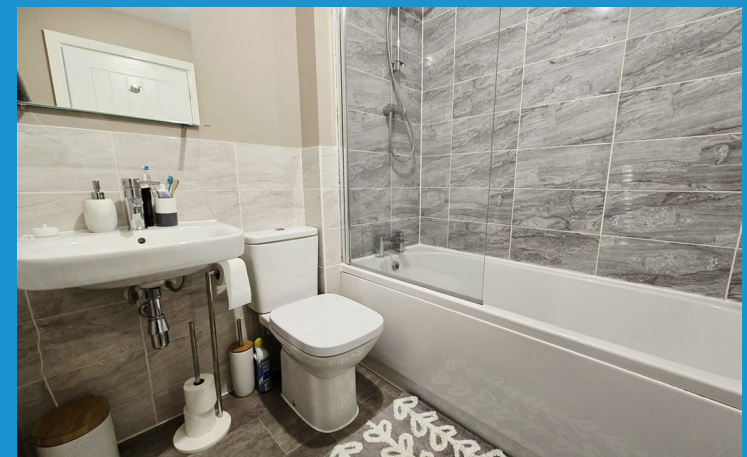
Guide Price £140,000



An opportunity to purchase a well presented end of terrace, 2 double bedroom property. The property is located in a popular area and available at 70% of it's market value to a local buyer. Featuring a great plot which includes driveway parking for 2/3 vehicles at the side and a generous garden at the rear offering good privacy.

The accommodation includes an entrance hallway, living room, kitchen/dining room alongside a cloakroom. On the first floor there are 2 double bedrooms alongside the bathroom. From the kitchen, there is a back door which provides access into the rear garden. The rear garden features a patio area and is mainly laid to lawn. There is gated access to the driveway to the side.

The property is well presented and situated in a popular location, giving good access to Plymouth alongside the local Supermarkets and Retail Parks. The property is marketed on a section 106 basis with a local restriction clause, with the purchaser having a local tie to Launceston and the surrounding area for circa 3 years.



### 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 Hall and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 9GP. The What3Words are 'investor.card.parsnip' this will take you to the property. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Continue ahead toward the bottom of the estate and the property will be located on the right hand side.

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## Porch

## Living Room

14'0" x 9'3" (4.29m x 2.82m )

## Kitchen / Breakfast Room

12'7" x 9'11" (3.84m x 3.04m)

## Cloakroom

4'9" x 3'0" (1.46m x 0.92m )

## First Floor

## Bedroom 1

12'7" x 8'9" (3.84m x 2.69m)

## Bathroom

6'2" x 5'5" (1.89m x 1.67m)

## Bedroom 2

9'2" x 8'9" (2.81m x 2.69m )  
2.81m extends to 3.83

## Services

Mains Electricity, Gas, Water & Drainage.

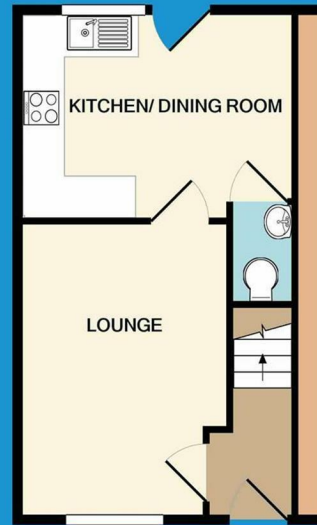
Gas Central Heating.

Council Tax Band B.

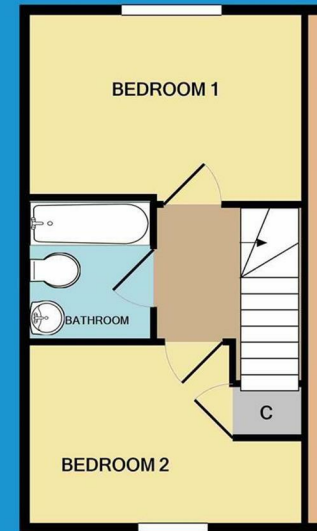
Estate Maintenance Charge - £207.12 per annum.

## Agent Note

The property is under a Section 106, with a local restriction clause. The purchaser requires to have a local tie to Launceston and the surrounding area for circa 3 years. Also in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market.



Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) A                                 |         | 97                      |
| (81-91) B                                   | 82      |                         |
| (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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