



1 Higher Cleaverfield

Launceston, Cornwall, PL15 8EB

KIVELLS



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£135,000 Guide Price

Character two bedroom end terrace cottage

Views from the front towards Launceston town and Castle

Enclosed front garden

Offered for sale with no onward chain

Fantastic investment or first time purchase opportunity

Walking distance to the amenities at Newport and St. Stephens Primary School

EPC - E

Launceston, Cornwall, PL15 8EB



Location

Higher Cleaverfield is within walking distance to St. Stephens Primary School, St. Stephens Church and the town's beautiful hilltop 18 hole golf course. Nearby Newport provides a food supermarket, convenience shop, popular public house, newsagent and petrol filling station. Also within Newport is the pretty riverside area with medieval packhorse bridge, St. Thomas Church, Kensey Vale Bowling Club and Launceston's mini steam railway. Beyond, Launceston town provides a full range of social, commercial and shopping facilities and access to the A30 dual carriageway giving access into Cornwall to the west and linking with the M5 to the east at Exeter (43 miles). The city of Exeter also provides Intercity Rail Link, International Airport and M5 Motorway link. In all directions from the property there is scenery of outstanding natural beauty. To the North are the stunning stretches of Cornish Coastline interspersed with popular beaches and quaint former fishing villages. To the West are the wide open spaces of Bodmin Moor providing superb walking and riding and to the east is Dartmoor National Park. Running south from the property, the Tamar valley steeped in 18th Century mining history empties into Plymouth Sound with all its yachting facilities and Continental Ferry Port.

Accommodation

A fantastic opportunity to purchase a end of terrace, character cottage which is offered for sale with no onward chain and benefits from fantastic views towards Launceston Castle. Externally, a path leads up to the front of the property with a small front garden. A great opportunity for those looking for a first time purchase of investment property.

uPVC double glazed door with frosted higher pane into:-

PORCH

uPVC window to the front elevation with views across to the Castle. Large floor tiles, electric double socket and coat hooks. Step up and door into:-

LOUNGE / DINER

Large double glazed window to the front elevation with views across the town and towards the Castle. Traditional fireplace surround and mantle, good under stair storage, covered electric heater, painted beams and window facing into kitchen. Space for dining room table and sofa. Carpeted stairs rising to first floor and opening (previously had door) to:-

KITCHEN

uPVC door with frosted glass to the side elevation and large window to the rear above the sink. Range of pale blue wall and base units with worksurface having inset sink and drainer, inset electric hob with low level oven and extractor above. Space and plumbing for washing machine, space for under counter fridge and space for fridge / freezer. Breakfast bar under window to lounge.

From the lounge area stairs lead to:-

FIRST FLOOR LANDING

Landing square with access to master bedroom and one step up to the main landing with painted balustrade, two cupboards, one for storage and one housing the immersion heater. Loft access. Doors off to second bedroom and bathroom.

MASTER BEDROOM

Good size room with window to the front with views towards the town and Castle. Electric wall heater. Ample sockets.

BATHROOM

Frosted glazed window to the side elevation with tiled sill. White suite of panelled bath with electric shower over and half shower screen, W.C. and wash hand basin with separate taps. Tiling to three walls and electric heater.

BEDROOM TWO

Triple window to the rear elevation. Electric wall mounted heater and sockets.

Outside

Paved path with side lawn and raised bed having quarry stone wall lead to stone steps rising to small fence with gate giving access to the front porch. There is pedestrian access via a side gate to the rear which is mainly laid to chippings with slab path, fence boundary to one side and stone wall to the rear. Perfect for seating area or outside dining with door straight from kitchen.

Services

Mains water, electricity and drainage.



EE Rating - E



Council tax band - A



Directions

What3Words – monkeys.scraper.sprinkler



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Estate Agents, 2 Broad Street, Launceston PL15 8AD

📞 01566 777777

✉️ launceston@kivells.com

🌐 kivells.com

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