



63 Long Field Road

Launceston, Cornwall, PL15 9FW

KIVELLS

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£185,000 Guide Price

Two bedroom mid terraced immaculately presented house

South facing rear gardens and patio

Two off road parking spaces

Close to town amenities

EPC - B



Location

The property is just a mile from Launceston town centre and offering easy access to the A30. Launceston provides a wide range of amenities including supermarkets, M&S Food Hall, healthcare services, schools, a leisure centre, and two 18-hole golf courses. The A30 connects to Exeter and Truro, with the stunning North Cornish coast only 18 miles away.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.

Accommodation

ENTRANCE HALL

Composite entrance door with four ornate porthole windows having obscure glass. Fitted carpet, pendant ceiling light, stairs rising to first floor, location of electric consumer units in addition to fibre to premises internet point. Central heating radiator and door to:-

LOUNGE

uPVC double glazed window to the front. Central heating radiator, fully fitted new carpet, ceiling light, T.V. and Ethernet connection point. Under stair storage space and door to:-

KITCHEN / DINER

Large French uPVC double glazed doors leading to rear garden with full length flag windows either side. Wood effect laminate flooring throughout. Space for dining table and central heating radiator. Kitchen area with space for tall fridge freezer, roll top worksurface with matching wall and base units, integrated new Beko oven and electric hob with extractor hood over, inset one and a half bowl stainless steel sink, space and plumbing for both washing machine and dishwasher. Wall mounted mains gas fired boiler and ceiling lights. Door to:-

CLOAKROOM

Close coupled W.C. and vanity unit with inset hand wash basin with mixer tap and tiled splash backing.

Continuation of wood effect vinyl flooring throughout, ceiling light, extractor fan, central heating radiator.

FIRST FLOOR LANDING

Loft hatch. Pendant ceiling light, fully carpeted stairway, central heating radiator and doors to all rooms.

BEDROOM ONE

Large double bedroom with uPVC double glazed window to the rear. Fully fitted new carpet, central heating radiator and space for bedroom furniture.

BEDROOM TWO

A similar well sized double bedroom with two uPVC double glazed windows to the front aspect. Central heating radiator, fully fitted carpet, pendant ceiling light and built-in wardrobe above the stairs.

BATHROOM

Panel enclosed bath with shower over and tiled splash backing, pedestal hand wash basin and close coupled W.C. Wood effect vinyl flooring, central light and extractor fan.

Outside

To the front of the property a pedestrian pavement gives access to a path leading to the front door with a small area laid to lawn. The rear garden has been landscaped for low maintenance with raised patio seating area and further gravelled garden section to the far end. The garden also has the benefit of a rear access gate to a pathway leading around the side of the property. The rear garden has a wonderful southerly aspect making it perfect for al fresco dining or enjoying the hot British summer's.

Services

Mains water, gas, electricity and drainage.



EE Rating - B



Council tax band - B



Directions

What3Words -



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.



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