15 Prouts Mews, Okehampton Road

Launceston | Cornwall

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Price Guide £115,000

Located in a popular development of flats, just a stones throw from the town centre of Launceston is this spacious 2 bedroom top floor flat. The property is perfect for a first time buyer or a buy to let investor.

You enter into a hallway with a second door through into the flat. To the right hand side is the kitchen area housing ample base and eye level kitchen units with a pleasant view towards field. There is also space for a fridge-freezer and washing machine.

The sitting/dining room is a generous size and also enjoys fantastic views towards open countryside. This room is great for entertaining and is a particularly good size.

Adjacent to the sitting room is the family bathroom which again is a sizable room with a matching toilet basin, sink and shower over the bath. At the front of the building there are two bedrooms. The second bedroom is the smaller of the two. The master bedroom is a generous double bedroom with space for freestanding furniture.

To the rear of the building is an allocated parking space with further visitors parking. The property is within a comfortable walk of the town centre with a range of local and national amenities.

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 peninsular 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 9EL. What Three Words ' rolled.handover.sheds' will take you to the property. The property can be found on Prouts Corner, as you drive down towards Kensey Hill the parking pull in is just before the building on your left hand side with visitors parking available marked with a 'V'.

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Entrance Hallway

Kitchen
8'10" x 8'2" (2.70m x 2.50m)

Sitting Room
16'4" x 12'5" (5.00m x 3.80m)

Bedroom 1
11'9" x 11'9" (3.60m x 3.60m)

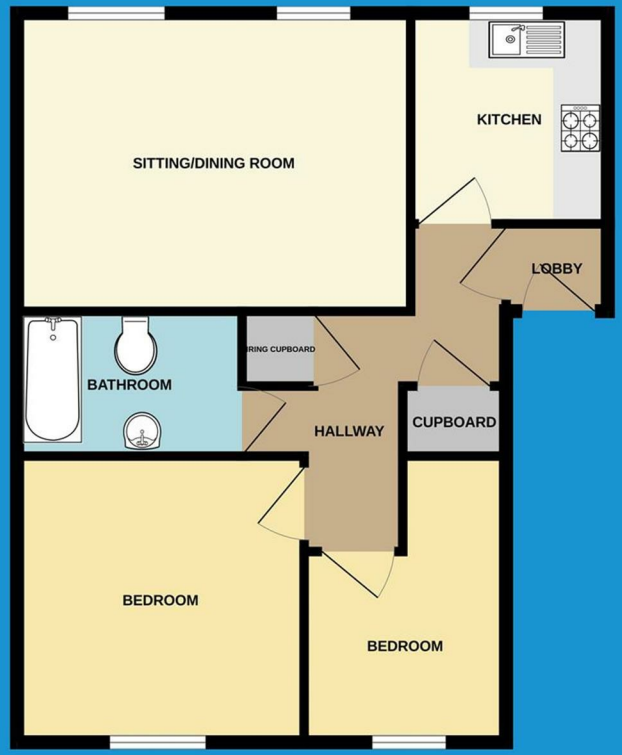
Bedroom 2
11'9" x 8'2" (3.60m x 2.50m)

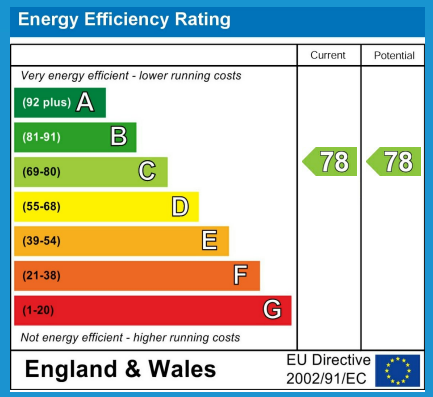
Bathroom
9'2" x 5'10" (2.80m x 1.80m)

Services
Mains Electricity, Gas, Water & Drainage.
Gas Central Heating.
Council Tax Band A.

Leasehold
Leasehold Term - 999 years
Years Remaining - 975 years
Service Maintenance Charge £900 per annum
Owned By Prouts Mews Management Company LTD, and each flat has a share of the freehold.

AGENTS NOTE
The property is currently tenanted.





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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