



95 Kensey Valley Meadow

Launceston, Cornwall, PL15 9TJ

KIVELLS

95 Kensey Valley

Meadow

Launceston, Cornwall, PL15 9TJ

£189,950 Guide Price

Three bedroom terraced house within walking distance to local amenities

Well maintained throughout

Enclosed rear garden with patio

Parking and garage

Perfect first time purchase or investment opportunity

EPC - C

Launceston, Cornwall, PL15 9TJ



Location

Set in a popular residential location with good access to the social, commercial and shopping facilities of Launceston town centre together with Tesco supermarket, A30 dual carriageway and Launceston College secondary school. Launceston is a former market town and the county's ancient capital nestled around its iconic Norman Castle. Being set midway between north and south coasts just inside the Cornwall / Devon border the town has a good balance of travel distance to all parts of the two counties. In all directions from Launceston there is scenery of outstanding natural beauty. To the north is the rugged Cornish coast famed for National Trust cliff scenery and quaint former fishing villages, to the west are the wild open spaces of Bodmin Moor ideal for walking and riding, to the east Dartmoor National Park and running south from the town to Plymouth is the hidden Tamar Valley steeped in 18th century mining history and known for salmon fishing. The city of Exeter is some 42 miles providing intercity rail link, M5 motorway link and international airport. The city of Plymouth, 20 miles to the south has an intercity rail link and a Continental Ferry Port to Roscoff and Santander.

Accommodation

Entrance via part obscure glazed door into:-

ENTRANCE HALL

LVT flooring, radiator, spotlights, fuse board and thermostat. Stairs rising to first floor.

CLOAKROOM

Close coupled W.C. and pedestal wash hand basin with mixer tap and tiled splash back. Radiator, vinyl flooring, spotlights, extractor fan and space for clothes storage.

KITCHEN

Window to the front elevation with distant countryside views. Range of base and eye level units with work surface having inset stainless steel sink with mixer tap and drainer, tiled splash backing and inset gas hob with extractor above and oven below. Space for washing machine or dishwasher and free standing fridge freezer. LVT flooring, radiator, spotlights and space for small table.

OPEN PLAN LIVING / DINING ROOM

Large sliding doors to the rear elevation overlooking the garden. Radiator, LVT flooring, spotlights and space for living room furniture and dining room table. Two radiators, under stair storage cupboard with space for storage, carpeted and shelving.

From the hallway stairs rise to the:-

FIRST FLOOR LANDING

Doors to all first floor rooms. Pendant light and carpeted.

BATHROOM

Obscure window to the rear elevation. Suite of panel enclosed bath with mixer tap and electric shower above, tiled splash backing, close coupled W.C. and pedestal wash hand basin with mixer tap. Radiator, vinyl flooring and extractor fan.

BEDROOM TWO

Window to the rear elevation. Radiator, carpeted, pendant light and space for double bed and bedroom furniture.

BEDROOM ONE

Window to the front elevation with distant countryside views. Radiator, carpeted, pendant light and space for double bed and bedroom furniture.

BEDROOM THREE

Window to the front elevation with countryside views. Radiator and space for single bed. Carpeted. Airing cupboard housing hot water tank.

Outside

From the sliding doors in the living space there is access to a patio area with Veranda above. Steps lead to the two terraced parts of the garden where there is an area laid with gravel together with further steps leading up to a lawn area. The garden is enclosed by wooden fencing and well established hedge boundaries.

GARAGE

Up and over door. Space for one car and further storage.

Services

Mains water, electricity and gas.

Tenure

The house is Freehold. The garage is Leasehold with 999 year Lease since 2004 with an annual peppercorn rent payable to the Freeholder of the Coach House above.



EE Rating - C



Council tax band - B



Directions

What3Words – speaker.assist.bookmark



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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