67 Long Field Road

Launceston | Cornwall

view property

Town • Country • Coast

view property

Town • Country • Coast

Fixed Asking Price £134,750

An affordable end of terrace home on a shared ownership scheme. Well presented throughout, offering 3 bedrooms, South facing enclosed garden at the rear and 2 parking spaces at the front. The property is marketed at a 55% share of the freehold in conjunction with Cornwall Council. Buyer eligibility ascertained via Cornwall Council, all initial enquiries are through View Property.

You step into a hallway with stairs to the first floor. A door opens into the spacious kitchen/breakfast room, which has a range of modern eye and base units with roll edge work surfaces and an integrated electric hob and oven. An inner hallway leads down to a cloakroom under the stairs. Overlooking the rear garden is a spacious open-plan living room and dining room, with French doors leading out into the garden.

On the first floor there are 3 bedrooms with the main bedroom being a good size with an en-suite shower room. There are 2 further rear aspect bedrooms both sharing a family bathroom with a matching 3 piece suite.

Externally there is gated side access and the rear garden features a large South facing patio. From here steps take you down the an area of lawn perfect for children and pets to enjoy. In front of the property are 2 private parking spaces side by side.

The property is a shared ownership home with the purchaser acquiring a 55% share of the freehold in conjunction with Cornwall Council.

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 postcode for the property is PL15 9FW. From Launceston Exit the town using the A388 Tavistock Road passing Tesco. At the roundabout take the 3rd exit and at the next roundabout take the 1st exit. Follow this road into Long Field Road where the property will be seen on left left hand side towards the end of the road.

www.viewproperty.org.uk sales@viewproperty.org.uk

view property

Town • Country • Coast

Kitchen
11'6" x 11'6" (3.53m x 3.52m)

Sitting Room / Dining Room
15'5" max x 15'4" max (4.72m max x 4.68m max)

WC
5'5" x 3'4" (1.67m x 1.03m)

First Floor

Bedroom 1
9'7" x 9'3" (2.93m x 2.83m)

Ensuite
5'7" x 5'6" (1.72m x 1.69m)

Bedroom 2
10'9" x 8'7" (3.29m x 2.63m)

Bedroom 3
11'8" x 6'6" (3.56m x 2.00m)

Bathroom
6'7" x 5'7" (2.02m x 1.71m)

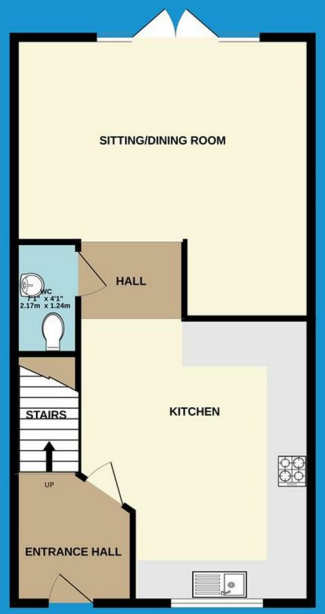
Services
Mains Electricity, Water and Drainage
Council Tax Band C
Air Source Heat Pump
Solar Panels
Monthly Rent to Cornwall Council of £255.77

Also no gas mains.

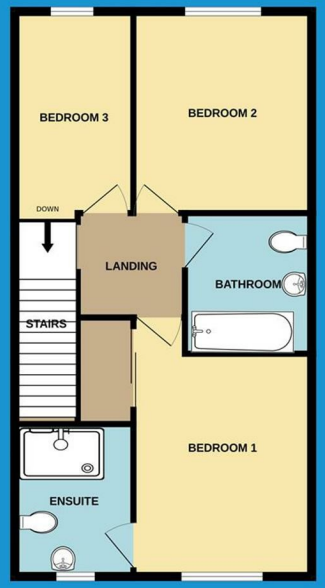
AGENTS NOTE
In addition the applicant will need to: Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market. Have a maximum household income of £80,000. Have a minimum 10% deposit (or 5% with relevant AIP). Have a recent AIP from a lender that accepts rural stair-casing restrictions.

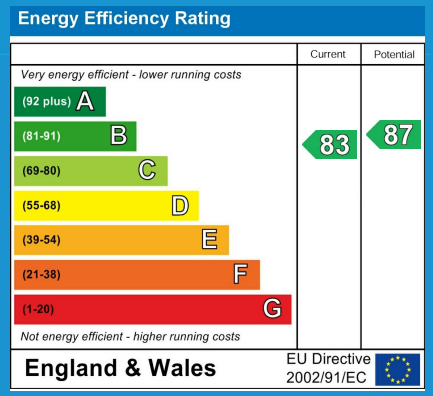
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor



First Floor





01566 706706 | sales@viewproperty.org.uk
www.viewproperty.org.uk

The Property Ombudsman

view property
Town • Country • Coast