



4 The Old Rectory

Market Street, Launceston, Cornwall, PL15 8AU

KIVELLS

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£285,000 Guide Price

Grade II listed semi-detached house

Immaculately presented throughout

Well proportioned rooms and two master ensembles

Within walking distance to Launceston town centre

Enclosed rear garden and off road parking

Offered for sale with no onward chain

EPC - C



Location

Located on the Cornwall / Devon border Launceston sits astride the A30 dual carriageway spine road providing excellent links to all parts of the two counties and is halfway between the North and South coasts.

Launceston provides a good range of social, commercial and shopping facilities including supermarket, primary and secondary schools, banking facilities, leisure centre, doctor surgery, minor injury hospital and veterinary surgeries.

To the East, the city of Exeter some 44 miles, provides Intercity Rail Link, International Airport and M5 motorway link. To the South, the city of Plymouth, 28 miles, provides Continental Ferry Port and Intercity Rail Link.

Accommodation

Accommodation via wooden door into:-

KITCHEN

Window to the side elevation. Range of base and eye level units with work surface over having inset stainless steel sink with drainer and tiled splash backs. Integrated dishwasher, fridge / freezer and space for washing machine. Stairs rising to first floor. LVT flooring and radiator.

W.C.

Window to front elevation. Low level W.C. and pedestal wash hand basin with mixer tap. Heated towel rail, extractor fan and spotlight.

LIVING / DINING ROOM

Four separate windows to the rear elevation, three having shutters. Carpeted, radiator, door into storage cupboard and space for dining room / living room furniture.

Stairs from the kitchen rise to the first floor.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM ONE

Three windows to the rear elevation with countryside views. Space for double bed and bedroom furniture. Radiator and carpeted. A very light airy space. Door to:-

EN-SUITE

Low level W.C. and vanity unit having sink with mixer tap and cupboard below. Floor to ceiling tiles, panel enclosed bath with shower above and glass screen. Heated towel rail and carpeted.

BEDROOM TWO

Windows to the side elevation. Radiator, carpeted and space for double bed and bedroom furniture.

EN-SUITE

Low level W.C., vanity unit with mixer tap, walk-in shower with floor to ceiling tiles. Carpeted and heated towel rail.

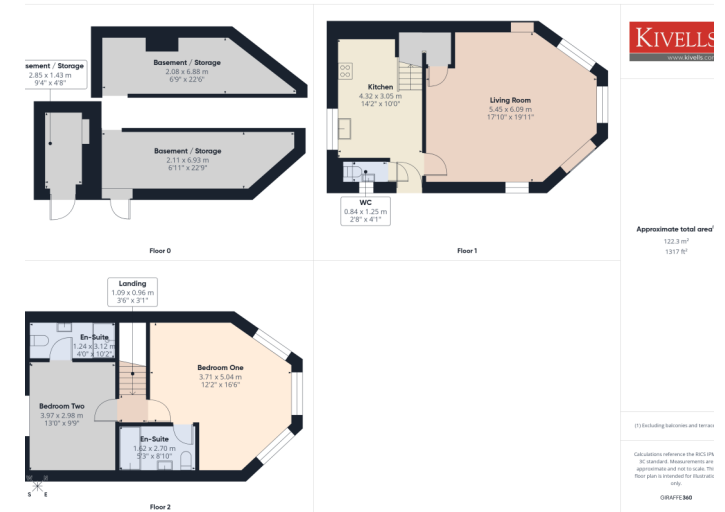
From the kitchen stairs descend to:-

BASEMENT / STORAGE

Three separate areas of basement which is perfect for further storage or could be utilized as study / home office. One basement area houses the fuse board.

Services

Mains water, electricity and drainage. Gas central heating.



Outside

There is one allocated parking space in the adjacent Orchard Centre car park. Steps from the parking area lead down to the basement. Access via steps and a wooden gate lead to the front entrance of the property where there is also an area of patio. The rear garden is fully enclosed and is laid to lawn for ease of maintenance.



EE Rating - C



Council tax band - C



Directions

What3Words – volume.sushi.mastering



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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