

4 Exeter Court

Launceston

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Price Guide £169,500







Enjoying a convenient position close to the town centre is this modern terraced town house offering 3 bedrooms. The refurbished accommodation is spread over 3 storeys and has a patio style garden and a useful single garage. A good lettings investment opportunity as flexible accommodation and a perfect first time buy!

You step into a hallway with stairs ahead to the first floor and a door into the large dual aspect main bedroom. This light and airy bedroom offers plenty of room for furniture and has a useful snug area in front of the French doors out to the rear courtyard. Previously, this room was a sitting/dining room and could be used as this if desired.

On the first floor is a lovely dual aspect open plan kitchen/dining/sitting room. The kitchen area has a brand new high gloss kitchen with a range of eye and base level units together with brand new appliances and a handy breakfast bar peninsula unit. Beyond here is a sitting area in front of 2 front aspect windows. Also located on this floor is a useful refitted cloakroom. Off the landing is a double glazed door opening out to a raised balcony area which is a perfect place to retreat to and enjoy the quiet and private outlook to the rear. Off the large second floor landing are 2 bedrooms both of which share a refitted bathroom which has a matching 3 piece suite including a shower over the bath.

To the rear of the property is a useful single garage and a small courtyard garden which is perfect for pot plants. Opposite the property is a private off road parking space.

The property has been totally refurbished throughout to include neutral decor, brand new floor coverings, a replacement flat roof and replacement windows and doors. This property is perfectly suited for those looking for a ready made home with little to no work!







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 west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 alongside the City's of Plymouth and Exeter in the other direction. 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 9TQ. What Three Words 'manages.scoping.carpets' will take you to the property. From the town centre proceed under The Southgate Arch into Exeter Street. The property can be found along Exeter Street, on your right hand side.

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Entrance Hallway

Bedroom 1
22'6" max x 11'1" max (6.86m max x 3.38m max)

Garage
16'9" x 7'10" (5.11m x 2.41m)

First Floor

Kitchen / Dining Room / Sitting Room
22'6" max x 10'0" max (6.88m max x 3.07m max)

WC

Balcony
9'1" x 7'1" (2.77m x 2.18m)

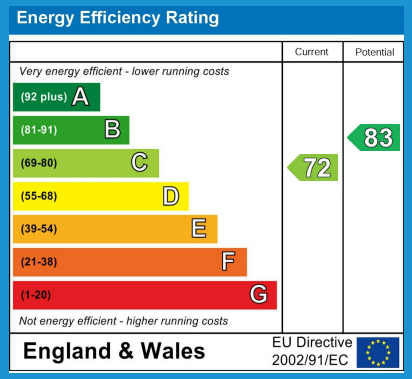
Second Floor

Bedroom 2
10'9" x 7'8" (3.28m x 2.36m)

Bedroom 3
11'3" max x 7'8" (3.45m max x 2.36m)

Bathroom

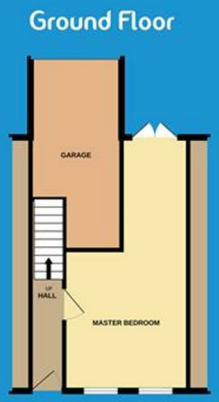
Services
Mains Electricity, Water, Gas and Drainage
Council Tax Band B

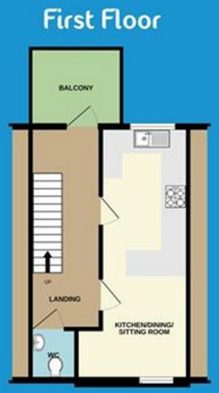


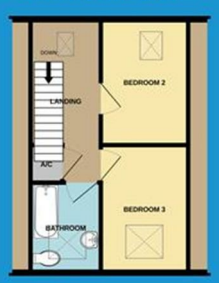
AGENTS NOTE
The property could achieve in the region of £895.00 PCM.

AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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