



## Moor View

Coads Green | Launceston



Town • Country • Coast



This 2 bedroom character cottage situated in a peaceful edge of village location offers great potential. In need of renovation and updating but offering generously proportioned living accommodation alongside a garden and off-road parking.

The property can be found on the rural edge of the popular village of Coeds Green. There is a gated gravelled parking pull in at the end of the garden which is a real asset. The outside space also includes a generous lawned garden alongside a courtyard garden at the side of the property. The accommodation includes a kitchen with a pantry, with a door leading into a dining room. There is a hallway with attractive stain glass double doors leading into the courtyard at the side. There is a good sized living room with a fireplace and two windows at the rear overlooking the garden.

On the first floor there are two double bedrooms. Currently one bedroom leads into the other but buyers may wish to reconfigure the layout to create two separate bedrooms. There is a good sized bathroom which has an airing cupboard.

The property has no onward chain and there is a flying freehold, with the landing overhanging the neighbouring property.



### Situation

The village of Coads Green lies approximately 7 miles from the town of Launceston and offers village amenities including a County Primary School, Social Centre and Methodist Chapel. Coads Green also offers good access to the towns of Launceston, Liskeard and Callington, which in turn link to the City of Plymouth. The village is of equal distance to both the North & South Coasts, and an ideal spot for exploring Bodmin Moor. 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 peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting it to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond.

### Directions

The postcode to the property is PL15 7LY. What Three Words 'rocket.embellish.hamper' will take you directly to the property. From Launceston, exit the town using the B3254. Proceed through the village of South Petherwin and Slipper Hill. At the crossroads at Congdons Shop, turn left signposted Coads Green. As you approach the village, take a left hand turning at the traffic calming one-way system and at the T junction turn left again. Follow this road for a short distance and you will see the property on the right.

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**Entrance Hallway**

**Kitchen**  
12'11" x 7'8" (3.95m x 2.36m )  
3.95m narrows to 3.56m

**Larder**

**Breakfast Room**  
15'9" x 9'8" (4.81m x 2.95m)

**Hallway**

**Living Room**  
15'3" x 12'3" (4.65m x 3.75m )

**First Floor**

**Bedroom**  
14'0" x 12'2" (4.27m x 3.72m )  
4.27m narrows to 2.59m  
3.72m narrows to 2.34m

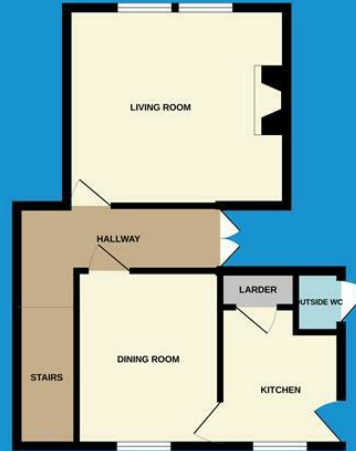
**Bedroom**  
15'2" x 12'4" (4.64m x 3.77m)

**Bathroom**  
11'3" max x 9'1" max (3.45m max x 2.78m max)

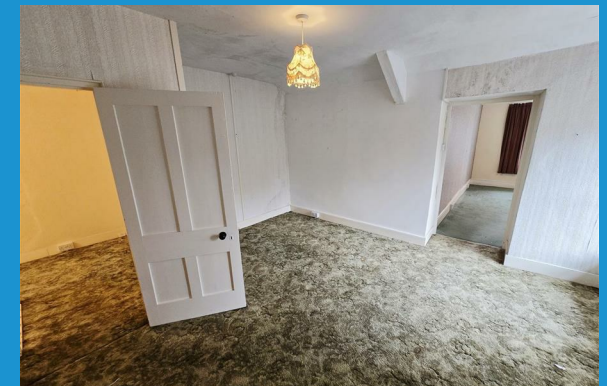
**Services**  
Mains Electricity and Drainage.  
Currently Private Water but Changing to Mains Water.  
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			71
(39-54) <b>E</b>			
(21-38) <b>F</b>		29	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Ground Floor**



**First Floor**



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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