3 Ivydale Cottages

Launceston | Cornwall

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Price Guide £175,000

Welcome to this charming terraced cottage located in a quiet area close to Launceston town centre. This delightful property boasts character features and a cozy feel that will make you feel right at home.

As you step inside, you are greeted by a reception room that oozes warmth and character, perfect for relaxing or entertaining guests. To one side is a fireplace housing a gas fired wood burner style stove. Views are enclosed over the garden towards St. Stephens from the rear windows. The accommodation is spread over three floors, offering a sense of space. On the lower ground floor is a modern kichen & dining room. The kitchen area has a range of modern units with ample worktop space. Adjoining the kitchen is a dining area, utility room and WC. A further doors open out into the rear garden.

On the first floor are 2 bedrooms. The master bedroom is a good size double overlooking a nearby field. Bedroom 2 is rear aspect and is a large single or small double. Both bedrooms share a shower room with a matching 3 piece suite.

One of the highlights of this property is the enclosed rear garden, a tranquil space where you can enjoy the outdoors in privacy. Adjoining the cottage is a patio area with a lawn beyond. The garden has a range of mature shrubs and plants offering colour throughout the year. Although the cottage doesn't have private off road parking there is ample on street parking with a communal turning area.

Whether you are looking for a permanent residence or a holiday home, this property offers a unique blend of character, comfort, and a touch of countryside living.

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 postcode to the property is PL15 8JF. What Three Words 'rejects.duet.loud' will take you straight to the property. From the town centre, proceed down St Thomas Road and take the first left and follow this road where the property will be seen on your right hand side. For reference there is a communal turning area at the end of the road.

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Entrance Hallway

Kitchen / Diner
19'5" max x 1338'6" max (5.92m max x 408m max)

Utility Room
7'6" x 5'7" (2.31m x 1.71m)

W/C
3'4" x 2'7" (1.02m x 0.80m)

First Floor

Sitting Room
20'2" x 13'9" (6.16m x 4.20m)

Second Floor

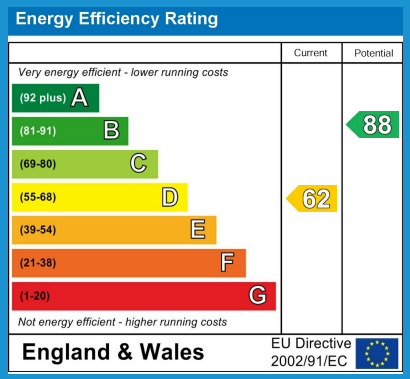
Bedroom 1
10'7" x 10'7" (3.25m x 3.25m)

Bedroom 2
9'0" x 7'8" (2.76m x 2.36m)

Shower Room
6'5" x 5'7" (1.96m x 1.72m)

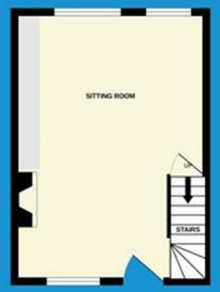
Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band A

AGENTS NOTE
To the rear of the cottage is a pedestrian right of way for neighbouring properties for access & maintenance



Lower Ground Floor

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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