



**Launceston**  
PL15 9GD

**Guide Price £167,500**  
**Freehold**



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**Situation:-** Launceston offers a wide variety of amenities including supermarkets, doctors`, dentists` and veterinary surgeries, together with educational facilities, numerous sporting clubs and a 18-hole golf course within 0.25 miles.

The main Entrance door which has a frosted glass inset opens to the entrance Vestibule with stairs rising to the first floor with a window to the side and radiator. On the Landing there is a loft access a radiator and access to the accommodation. The nice size Lounge/Dining room is light and spacious with ample space for reception and dining room furniture. There are uPVC double glazed windows to the front and rear, where there are views across the rolling countryside, plus a radiator . The Kitchen has a range of wall and base units, roll top work surfaces, four ring gas hob with an electric oven underneath and a stainless steel canopy above incorporating the extractor. Under unit space and plumbing for automatic washing machine and space for upright fridge/freezer. uPVC double glazed window to the rear again enjoying the views. Part tiling to the walls, breakfast bar area and radiator.

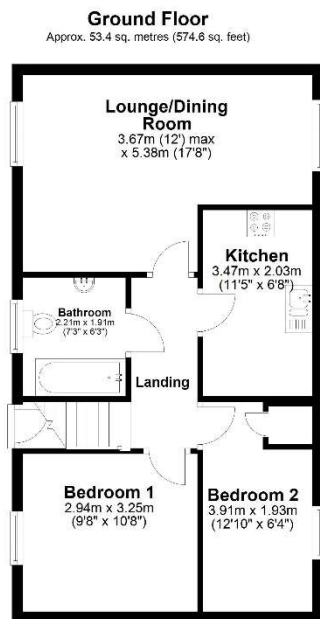
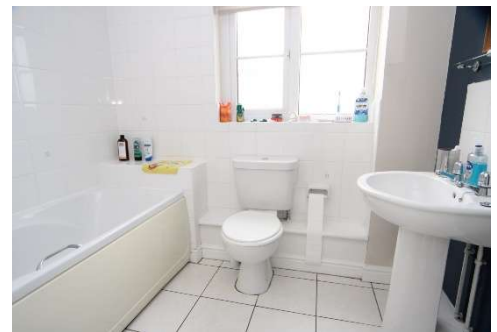
Bedroom one is double bedroom with built in wardrobes, and a further useful cupboard. uPVC double glazed window to the front and radiator. Bedroom two has a uPVC double glazed window to the rear, radiator and cupboard housing the central heating and hot water boiler. The Bathroom comprises of a low level WC. wash hand basin and bath with mains fed shower over.

**Outside:-** There is a garage with up and over door, power, light and water and a driveway for 1 vehicle.

**Council Tax Band:-** A

**Services:-** Electric, Water, Gas and Drainage

**Service Charge:-** £124.00 per annum



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

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>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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