

# Snowdrop Crescent

Launceston

PL15 9JA

Asking Price £155,000

- Well-presented coach house with light and airy accommodation
- Two bedrooms with useful storage space
- Dual-aspect living room with skylights
- Fitted kitchen and bathroom
- Garage with power, lighting and useful workspace
- Offered with no onward chain for a smooth purchase
- Scan the QR code for Material Information



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Tenure - Freehold

Council Tax Band - A

Floor Area - 603.00 sq ft



#### Summary:

A well-presented coach house offering light and airy accommodation arranged over a single first-floor level, accessed via stairs from the ground floor. The property provides a comfortable and practical layout, with a dual-aspect living room enhanced by skylights allowing plenty of natural light.

On the ground floor, the property further benefits from a garage with power, lighting and a useful workbench area, along with additional storage and a cold water tap.

Offered to the market with no onward chain, this is an ideal opportunity for first-time buyers, investors or those seeking a low-maintenance home in a convenient setting.

#### Entrance Hall:

Part glazed front door with window to the side allowing natural light. Stairs rising to the first floor.

#### First Floor Landing:

Access to loft. Radiator. Doors off

#### Principal Bedroom:

11'1" max x 9'1" (3.393 max x 2.779)  
uPVC double glazed window to the front providing good natural light. The room benefits from a built-in wardrobe along with a useful over-stairs storage cupboard. Television and telephone points are also provided. Radiator.

#### Bedroom Two:

9'7" x 6'5" (2.933 x 1.974)  
Featuring a wooden double glazed skylight, this room is bright and airy with a radiator providing warmth. There is also a useful linen cupboard housing the Viessmann gas boiler.

#### Kitchen:

10'2" x 6'9" (3.100 x 2.072)  
Fitted with a range of base units set beneath roll-edge work surfaces, incorporating a 1¼ bowl stainless steel sink with tiled splashbacks. There is a built-in Bosch oven and grill with a four-ring gas hob and stainless steel extractor hood over. Further wall-mounted cupboards provide additional storage, along with space and plumbing for a washing machine and space for a fridge/freezer.

#### Living Room:

11'5" narrowing to 8'5" x 17'10" (3.481 narrowing to 2.580 x 5.445)  
A light and airy dual aspect room with uPVC double glazed windows to the front and side, along with wooden skylights providing additional natural

light. Two radiators provide comfort throughout. Television and telephone points are also fitted.

#### Bathroom:

7'4" 6'3" (2.248 1.921)  
Obscure uPVC double glazed window to the front, the suite includes a panelled bath with taps and shower attachment over, pedestal wash hand basin, and a low level WC. The room benefits from mostly tiled walls and a radiator.

#### Outside:

There is a driveway leading to the

#### Garage:

18'0" x 8'8" extending to 12'8" (5.510 x 2.664 extending to 3.882)  
Fitted with a metal up-and-over door, the garage offers a useful workbench area with wall-mounted cupboards and work surface. There is power and lighting, along with a cold water tap.

#### Material Information:

Verified Material Information

#### \*\* Costs & Tenure

Tenure: Freehold  
Council tax band: A  
EPC rating: C

#### \*\* The building

End-terrace flat, standard construction  
2 bedrooms, 1 bathroom

#### ## Services

Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Mains gas central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone good, Three good, EE great  
Parking: Garage and Driveway

#### \*\* Risks & restrictions

Not a listed building  
Not in a conservation area  
No tree preservation order  
No environmental risks recorded



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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