

KIVELLS

4 Fairfax Place
Launceston, Cornwall, PL15 7BN



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Guide Price: £95,000

Two bedroom end of terrace house

Accommodation spread across three floors

Bursting with huge potential throughout

Large rear garden

Within walking distance to local amenities

Fantastic investment opportunity

EPC - E



Situation

Launceston

The property is positioned within walking distance of the many facilities nearby and conveniently placed for the secondary school, Coronation park and town centre. Launceston is an historic market town, situated in North Cornwall and right on the Cornwall / Devon border offering good access to the north coast, including numerous beaches and towns including Bude, Widemouth Bay and Crackington Haven. 4 miles to the south is the Tamar Valley, an Area of Outstanding Natural Beauty (AONB) starting at Greystone bridge. It sits astride the A30 dual carriageway spine road for Cornwall and Devon, literally 5 minutes away, providing a superb balance of travel distance to all parts of the two counties.

The town is brimming with history, as Cornwall's ancient capital, with many historic buildings and several churches, has a rich architectural heritage and is famous for its Castle which dates back to medieval times and dominates the landscape. Plymouth is within easy reach at approximately 26 miles, whilst Truro is approximately 47 miles and Exeter 41 miles. The nearest train stations can be found in Gunnislake and Liskeard, being approximately 13 and 15 miles respectively from Launceston.



Accommodation

The Room Guide

ENTRANCE HALLWAY

Stairs rising to first floor. Door into:-

LIVING / DINING ROOM

Windows to the front and rear elevations. Stairs to lower ground floor.

KITCHEN / BREAKFAST ROOM

Base units and work surface. Boiler.

FIRST FLOOR LANDING

Doors leading to all first floor rooms.

BEDROOM TWO

Window to the rear elevation with countryside views.



Accommodation

The Room Guide

BEDROOM ONE:

Window to the front elevation.

BATHROOM:

Obscure window to the front elevation. Panel enclosed bath with shower above, low level W.C. and pedestal wash hand basin.

OUTSIDE:

At the back of the property there is a spacious garden requiring significant landscaping . It includes two detached garden sheds.

Additionally, there is a Right of Access across the rear of the property, granting neighbouring terrace properties access to their gardens.

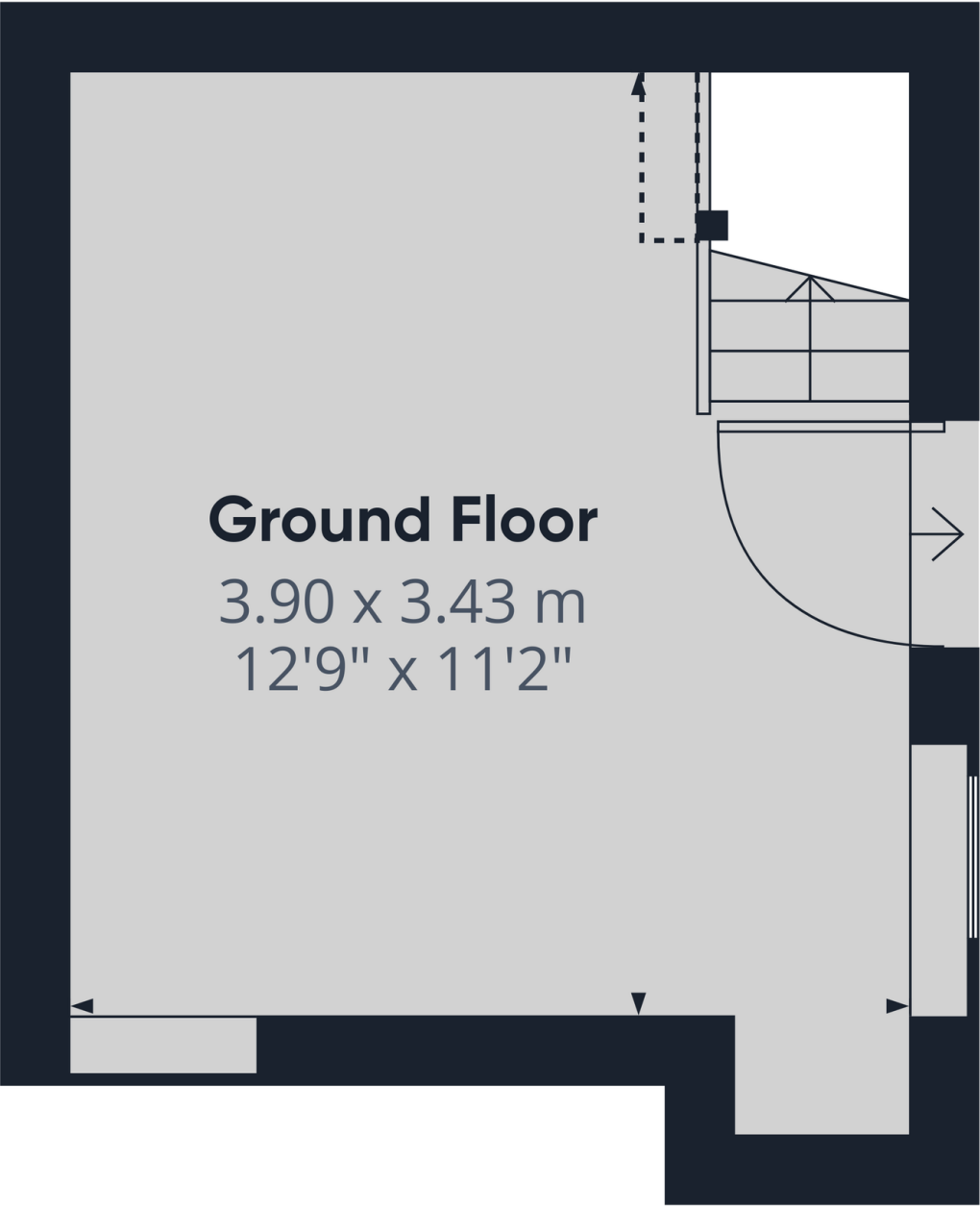
There is one potential parking space at the side of the property. However, the neighbouring properties (Nos. 1-3) have a right of way over this area to access their rear gardens. As a result, any vehicle parked in this space must not obstruct their access.



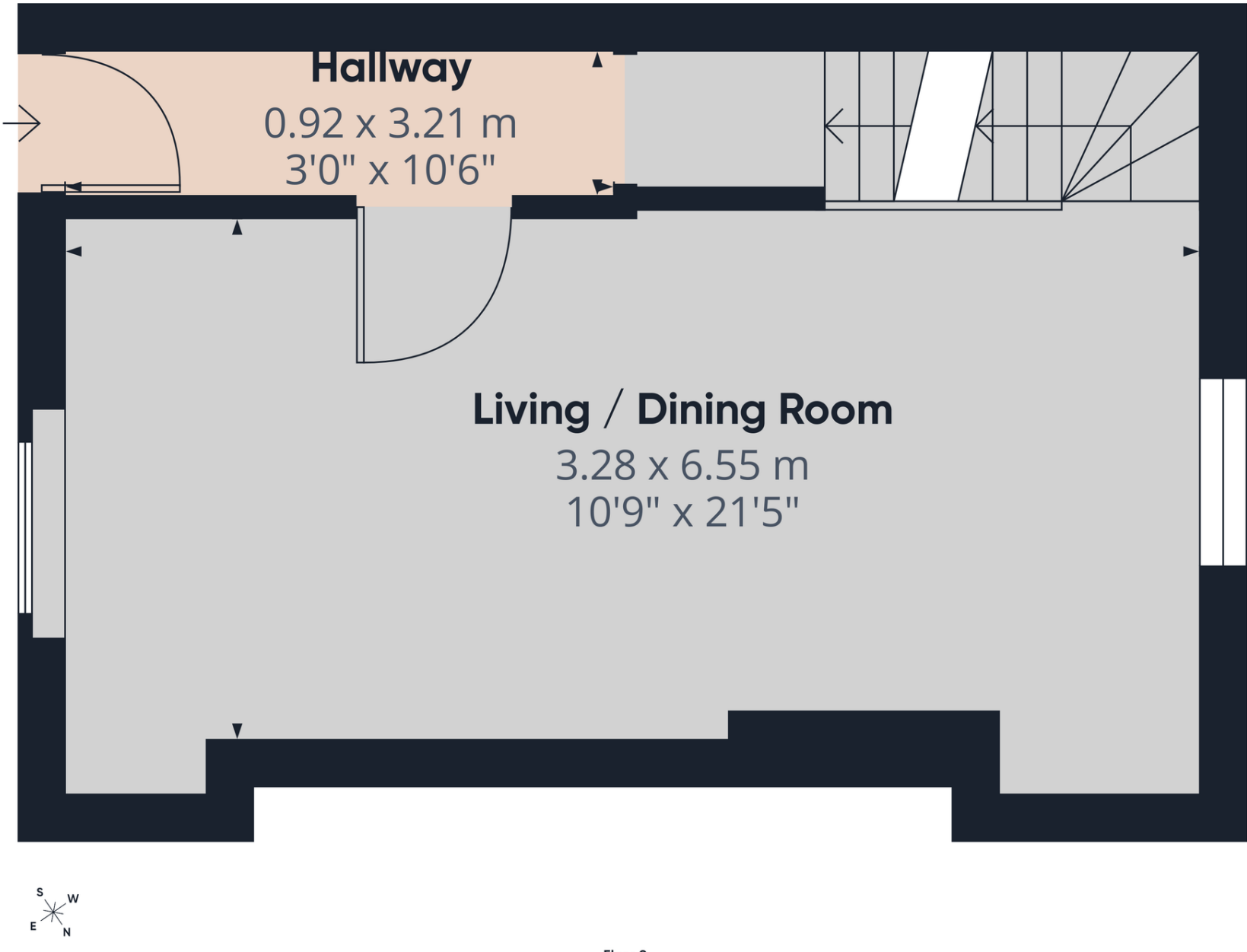
Floor Plan

See The Layout

Lower Ground Floor



Ground Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Mains Drainage | Mains Gas

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

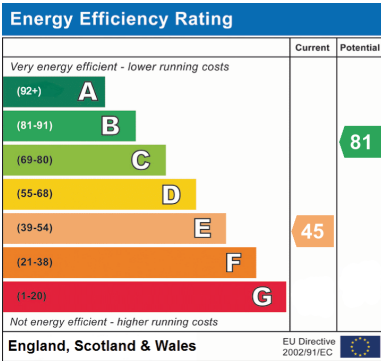
Virtual Tour available on request.

DIRECTIONS:

What3words: [/// flaked.venues.paddlers](#)

EE RATING: E

COUNCIL TAX BAND: A



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AGENTS NOTE:

Please note that there is a right of way over the garden for access to the neighbouring properties.

KIVELLS



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