26 Tavistock Road

Launceston | Cornwall

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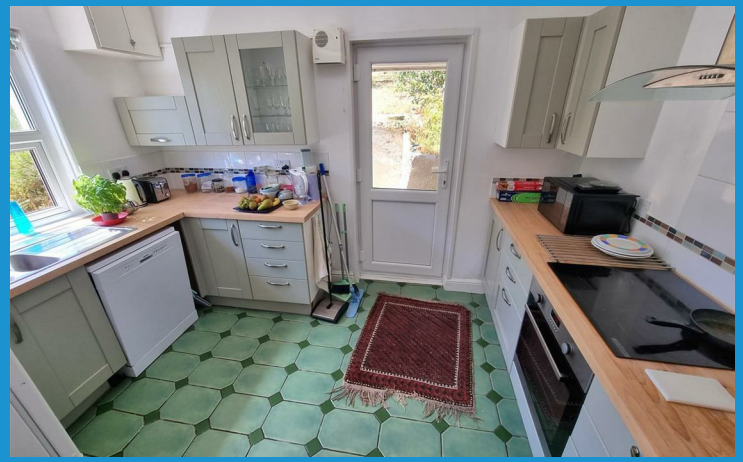
Price Guide £249,950



Enjoying a fantastic view towards Dartmoor National Park is this substantial 4 bedroom semi detached home. The property has established front and rear gardens plus a single garage and parking. The property is Grade B Mundic Block construction and will be suitable for cash buyers.

From the covered storm porch you step into a large hallway with plenty of space for shoes and coats plus stairs to the first floor. The sitting room is front aspect with a large box bay window allowing plenty of light in. There are attractive exposed wooden floor boards plus a fireplace housing a multi fuel wood burner to one side. The separate dining room is rear aspect, with a fireplace and attractive exposed wooden floorboards, there is also access through to the conservatory. Leading off the hallway is a side aspect breakfast room adjoining the dual aspect kitchen with a range of modern eye and base level units.

On the first floor are 4 bedrooms plus a family shower room and a separate WC. The main bedroom is front aspect with a far reaching views over the Tamar Valley. Bedrooms 2 and 3 are both good size doubles and finally bedroom 4 is a smaller rear aspect double. All the bedrooms share a shower room with a double shower enclosure.

In front of the property is an established garden with a range of mature trees and shrubs. A path meanders up to the front doors and storm porch. To the side of the property is a paved ares ideal for sitting out in. The rear garden has a lawn with further specimen trees and shrubs. There is a pedestrian gate at the top of the garden out to a service lane. A short walk up the service lane is a detached single garage with a parking space in front. There is also unrestricted on street parking in front of the property on a first come first served basis.

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 (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 to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. 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 9HB. From our office continue on Hurdon Road towards Tesco. Proceed over the double roundabout into Tavistock Road where the property will be seen on your left hand side.

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Entrance Hallway
15'3" x 11'7" (4.66m x 3.54m)

Sitting Room
14'2" x 13'3" (4.32m x 4.05m)

Breakfast Room
11'6" x 11'3" (3.53m x 3.44m)

Dining Room
13'11" x 13'4" (4.26m x 4.07m)

Conservatory
13'7" x 3'6" (4.16m x 1.08m)

Kitchen
11'7" x 7'4" (3.54m x 2.25m)

First Floor

Bedroom 1
14'0" x 14'0" (4.29m x 4.29m)

Bedroom 2
14'0" x 13'3" (4.29m x 4.04m)

Bedroom 3
11'6" x 8'11" (3.53m x 2.74m)

Bedroom 4
11'7" x 9'2" (3.55m x 2.80m)

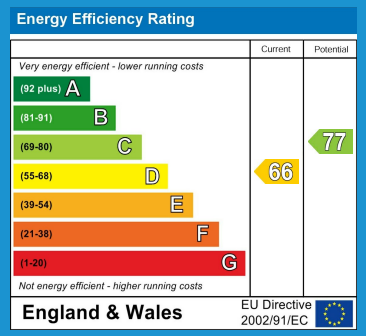
Shower Room
7'9" x 6'9" (2.38m x 2.08m)

WC
6'7" x 2'9" (2.03m x 0.85m)

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

Agents Note
Right of Way to The Rear of The Property to Gain Access to a Service Road.

Agents Note
The property is grade B mundic block construction. Due to the construction, purchasing with a mortgage will be more difficult and will be suitable for a cash purchaser.



AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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