



17 Highfield Park Road

Launceston, Cornwall, PL15 7DX

KIVELLS

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£210,000 Guide Price

Three / four bedroom semi detached home

Low maintenance enclosed rear garden

In need of some renovation throughout but offering huge potential

Ample off road parking and single garage

within walking distance to town facilities and local amenities

Offered for sale with no onward chain

EPC - E



Location

Highfield Park Road is within level walking distance to Launceston town centre and easy access to primary school, Launceston College and Leisure Centre. Launceston offers a full range of social, commercial and shopping facilities together with the A30 dual carriageway spine road providing a better balance of travel distance to all parts of Cornwall to the west and into Devon to the east linking with the M5 motorway at the City of Exeter which also has mainline railway station and international airport.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.

Accommodation

uPVC double glazed door with matching side screen leads to the:-

PORCH

Door leading to:-

ENTRANCE HALLWAY

LVT flooring, stairs rising to the first floor and access to cloak storage cupboard.

LIVING ROOM

Window to the front elevation with far reaching views over neighbouring rooftops. LVT flooring, pendant light and night storage heater.

FIRST FLOOR LANDING

CLOAKROOM

Obscure window to the side elevation. Low level W.C. and pedestal wash hand basin having tiled splash back. Vinyl flooring.

KITCHEN

Window to the rear elevation and door leading to rear garden. Range of base and eye level units with work surface over, tiled splash back and inset sink with drainer and mixer taps. Space for free standing electric oven, dishwasher and washing machine.

DINING ROOM / BEDROOM

Door giving access to conservatory. Carpeted, night storage heater and pendant lights.

CONSERVATORY

French style double glazed doors giving access to the rear garden. Ceramic tiled flooring and

SECOND FLOOR ACCOMMODATION

LANDING

Doors leading to all rooms, carpeted and pendant light.

BEDROOM ONE

Window to the front elevation. Carpeted, pendant light and fitted bedroom furniture comprising two double wardrobe units, overhead storage cabinets and vanity desk.

BEDROOM TWO

Window to the front elevation. Carpeted, pendant light, night storage heater, space for double bed and bedroom furniture.

STUDY

High level window giving natural light from the main bedroom. Carpeted and shelving.

SHOWER ROOM

Obscure window to the side elevation. Walk-in shower with glass screen and electric shower, low level W.C. and pedestal wash hand basin with mixer tap. Vinyl flooring and heated towel rail. Sliding doors giving access to large airing cupboard with access to hot water cylinder.

Outside

To the front of the property there is tarmac driveway and further paved area providing ample off road parking for several vehicles. A tarmac path leads to the side and entrance to the property. There is also steps with metal gate leading to the enclosed rear garden. The rear garden is low maintenance, being enclosed by wooden fencing having a patio area together with a raised area laid to lawn for ease of maintenance.

SINGLE GARAGE

Up and over door. Power connected.

BASEMENT

From the side passageway there is a wooden door into a basement providing ample storage.

Services

Mains electricity, water and drainage. Night storage heaters throughout.



EE Rating - E



Council tax band - C



Directions

What3Words – restores.stated.outsize



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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