



Penhole Drive  
Launceston  
Cornwall  
PL15 9FH  
Asking Price £160,000

- End Of Terrace Home
- Three Bedrooms
- Utility Room
- In Need Of Modernisation
- No Onward Chain
- Rear Decking & Garden



Tenure - Freehold

Council Tax Band - B

Floor Area - 710.00 sq ft



3



1



1



C75

Wooden glazed door to

**Hallway:**

Stairs to First Floor. Telephone point. Radiator. Door to

**Lounge:**

13'11" x 11'2" (4.25 x 3.41)

uPVC double glazed window to front. Radiator. Consumer unit. Door to

**Kitchen/Breakfast Room:**

10'1" x 10'0" (3.08 x 3.06)

uPVC double glazed window and wooden glazed door to rear garden. Range of base units under roll edge work surfaces, 11/4 bowl stainless steel sink unit. Gas 4 ring hob with oven under and extractor over. Wall mounted cupboards. Tiled splashbacks. Space for fridge/freezer. Radiator. Opening into

**Utility Area:**

5'3" x 4'1" (1.62 x 1.27)

uPVC double glazed window to rear. Logic gas combination boiler. Space and plumbing for washing machine. Radiator. Door to

**WC:**

Low level WC. Small pedestal wash hand basin. Radiator.

From the Hallway, stairs to

**First Floor Landing:**

Storage cupboard. Access to loft. Doors off

**Bedroom Three:**

7'6" x 6'5" (2.31 x 1.98)

uPVC double glazed window to rear. Radiator.

**Bedroom Two:**

10'9" x 7'9" (3.30 x 2.38)

uPVC double glazed window to rear. Radiator.

**Bedroom One:**

13'4" x 8'2" (4.07 x 2.49)

uPVC double glazed window to front. Radiator.

**Family Bathroom:**

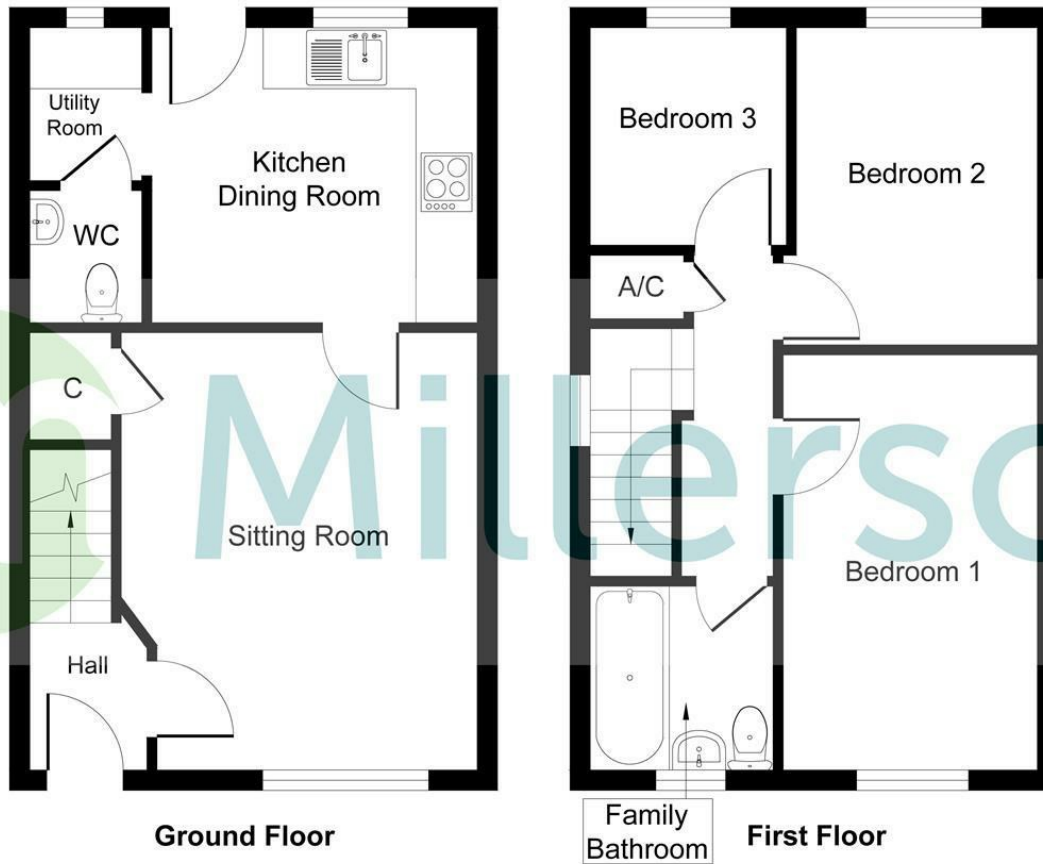
6'2" x 6'1" (1.89 x 1.87)

Obscure uPVC double glazed window to front. Panelled bath. Pedestal wash hand basin. Low level WC. Shaver point. Radiator.

**Outside:**

To the rear, the garden is predominately decked with fencing enclosing the garden, steps down to the side garden.





## Needing To Sell?

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

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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

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