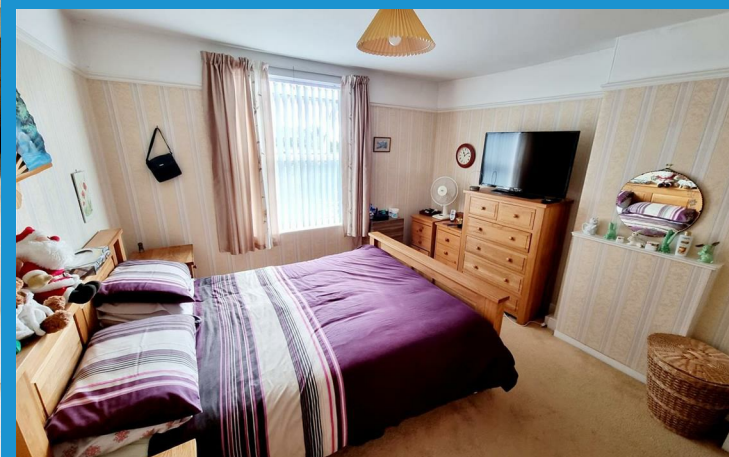




7 Hurdon Road
Launceston | Cornwall



Town • Country • Coast



SUITABLE FOR CASH BUYERS ONLY is this 3 bedroom semi detached home with 2 formal reception rooms, an extended kitchen, a very generous rear garden and a nearby single garage. There is fantastic access to the retail park, Tesco and the college.

You step into a hallway with the staircase to the first floor. A doorway takes you into a front aspect dining room with a large feature box bay window. To one side is a fireplace housing gas fire. Double doors open into a rear aspect sitting room with a pleasant view over the rear garden. Again there is a fireplace housing a gas fire. The kitchen is dual aspect has has been extended at some point adding additional storage. There is a range of eye and base level units plus space for white door. There are double glazed windows and door giving access to the rear garden.

On the first floor are 3 bedrooms and a shower room. Both bedrooms 1 and 2 are similar sizes being double bedrooms. The front bedroom has a large box bay window allowing plenty of natural light into the bedroom. Bedroom 2 overlooks the rear garden and has a lovely view over the garden. Bedroom 3 is a good size single bedroom or could possibly be study. The shower room has a matching 3 piece suite including a double shower enclosure.

The rear garden is south facing and is fully enclosed to all sides. Adjoining the property is a patio seating area with a level lawn beyond. To one side is a detached block building divided into 2 areas. The first being an outside WC and the second a storage shed. A path takes you down to the bottom of the garden where there is detached summer house in need of repair and green house. Surrounding these are areas of gravel and a further seating area. A short walk from the property is a single garage in a terrace.

This property has been classified as having mundic block Class B (borderline C) and Class C. With this in mind, the property is unlikely to be able to be mortgaged and is available to cash buyers only.



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 9DA. From our office proceed along Hurdon Road towards Tesco and where the property will be seen past the college on your right BEFORE Trecarrell.

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Entrance Hallway

Living Room

13'3" x 11'11" (4.06m x 3.65m)
4.06m narrowing to 3.81m

Dining Room

13'3" x 11'6" (4.04m x 3.53m)
3.53m narrowing to 3.27m

Kitchen

16'3" x 8'0" (4.97m x 2.44m)
2.44m narrowing to 2.41m

First Floor Landing

Bedroom 1

15'1" x 13'5" (4.62m x 4.09m)
4.62m narrowing to 3.65m
4.09m narrowing to 3.83m

Bedroom 2

13'3" x 11'7" (4.04m x 3.55m)
3.55m narrowing to 3.30m

Bedroom 3

10'0" x 8'0" (3.07m x 2.44m)

Bathroom

6'0" x 5'10" (1.85m x 1.80m)

Garage

3rd One Down On The Left In The
Block of Garages.

Services

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

Agents Note

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Agent Note

These photos were taken back in 2024.

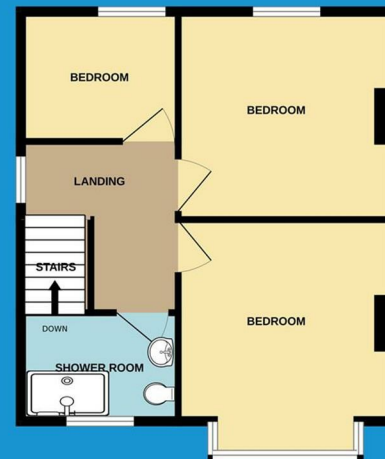
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



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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