

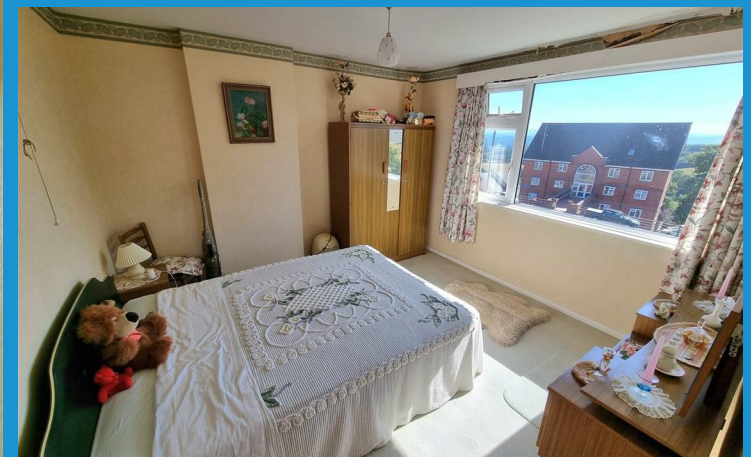


30B Tavistock Road

Launceston | Cornwall



Town • Country • Coast



Enjoying fantastic views is this 3 bedroom semi detached home requiring modernisation and updating but full of potential! The property has front and rear garden plus a single garage. Offered for sale with no forward chain.

You step into a small porch with access to the hallway with stairs to the first floor. Ahead is the kitchen with a range of eye and base level units with a door to the side and a window overlooking the rear garden. The sitting area is front aspect with a large picture window overlooking the front garden. To the side is a fireplace housing a mains gas fire (currently not in use). Open plan access is given through to the sitting area with a window overlooking the garden.

On the first floor are 3 bedrooms all sharing a family bathroom. The main bedroom is front aspect with a fantastic view over the Tamar Valley towards the Tors on Dartmoor National Park. There is ample room for furniture if desired. Bedroom 2 is a rear aspect double great as a guest room. Finally, bedroom 3 is a front aspect single bedroom or potential nursery. The family bathroom has a matching 3 piece suite in need of updating.

In front of the property is an area of lawn. A path takes you down the side of the property where you will see the enclosed rear garden predominantly laid to lawn. Steps take you up to the rear gate out to where you will find the attached single garage. The garage is approached off a shared service lane behind the property. In front of the property is unrestricted on street parking for several vehicles 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 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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Porch
5'11" x 1'9" (1.81m x 0.54)

Sitting Area
11'0" max x 10'11" (3.36m max x 3.35m)

Dining Area
9'11" x 8'11" (3.03m x 2.74m)

Kitchen
9'4" x 7'10" (2.85m x 2.40m)

First Floor

Bedroom 1
11'1" x 10'10" (3.39m x 3.32m)

Bedroom 2
10'11" x 9'11" (3.33m x 3.04m)

Bedroom 3
6'8" x 5'11" (2.05m x 1.81m)

Bathroom
5'11" x 5'9" (1.81m x 1.76m)

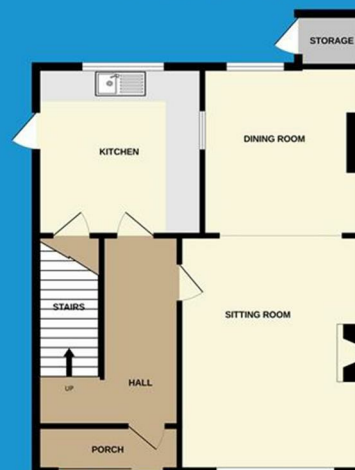
Garage
16'3" x 7'11" (4.96m x 2.43m)

AGENTS NOTE

We understand from our vendor that there is mains gas connected to the fireplace in the sitting room.

Services
Mains Electricity, Water, Gas and Drainage
Heating Type - Storage Heaters
Council Tax Band B

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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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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