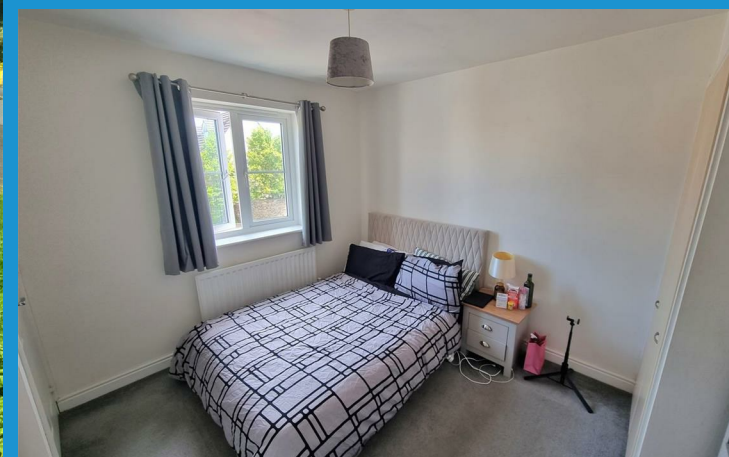




8 Campion Close
Launceston | Cornwall



Town • Country • Coast

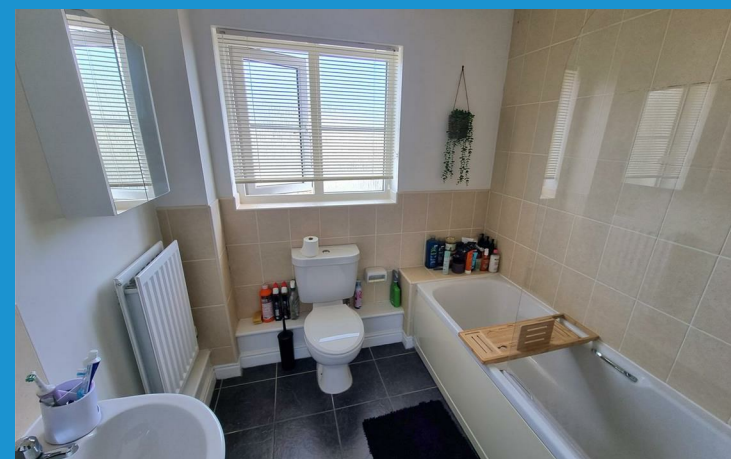


Adjoining an open green is this freehold semi detached coach house. Well presented throughout offering 2 bedrooms and a great dual aspect sitting/dining room, This property will appeal to first time buyers or buy to let investors. Available with no chain.

A door opens into a small hallway with stairs to the first floor. Off the landing are doors to all the accommodation. The sitting/dining room is dual aspect with a pleasant view to the rear over the green. The separate kitchen offers a range of modern eye and base level units with space for appliances.

There are 2 bedrooms in total both sharing a family bathroom. The main bedroom benefits from built in wardrobes plus an over stair storage cupboard. Bedroom 2 is rear aspect with a view over the attractive green. To one corner is a cupboard housing the central heating boiler. The family bathroom is a good size with a matching 3 piece suite including a shower over the bath.

Below the property is a single garage with a further recess and an understairs cupboard. In front of the garage is a private parking space. As with most modern coach houses, the 2 additional garages under the property are held under a leasehold tenure with a 999 year lease.



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 9GG. From our office exit Launceston along Tavistock Road passing Tesco. At the roundabout take the first left. At the mini roundabout turn into Snowdrop Crescent and immediately right into Bluebell Way. Follow this road and at the cross road turn right into Honeysuckle Gardens. and immediately right into Campion Close. Bear right and the property will be seen ahead.

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Entrance Porch
With stairs to the first floor.

First Floor Landing

Kitchen
10'2" x 6'9" (3.11m x 2.07m)

Sitting Room / Dining Room
17'8" x 11'6" (5.40m x 3.51m)
5.40m narrowing to 3.27m
3.51m narrowing to 2.59m

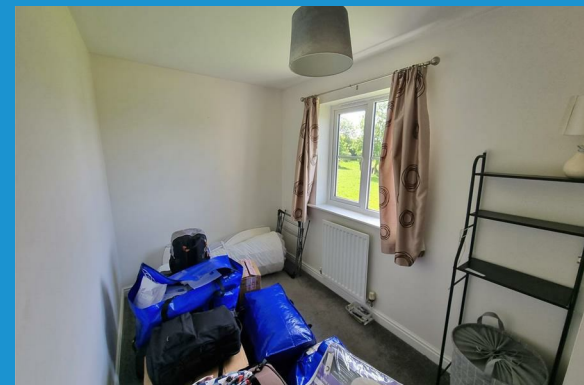
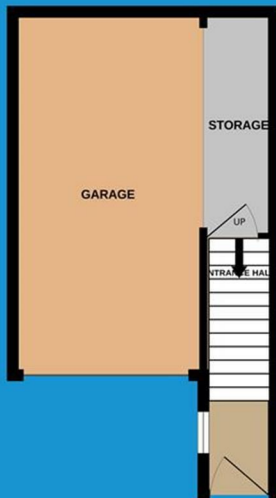
Bathroom
7'1" x 6'3" (2.18m x 1.93m)

Bedroom 1
11'1" x 9'3" (3.39m x 2.83m)

Bedroom 2
9'6" x 6'4" (2.92m x 1.95m)

Garage
17'11" x 9'0" (5.47m x 2.75m)
2.75m extends to 3.88m

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		

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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