

Tavistock Road

Launceston | Cornwall

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Guide Price £94,950







Overlooking the Tamar Valley towards Dartmoor is this good sized one double bedroom flat in a purpose built over 55s retirement building. All floors are serviced by a communal lift offering great access. The property is within walking distance of several amenities plus a bus stop. Available with no onward chain.

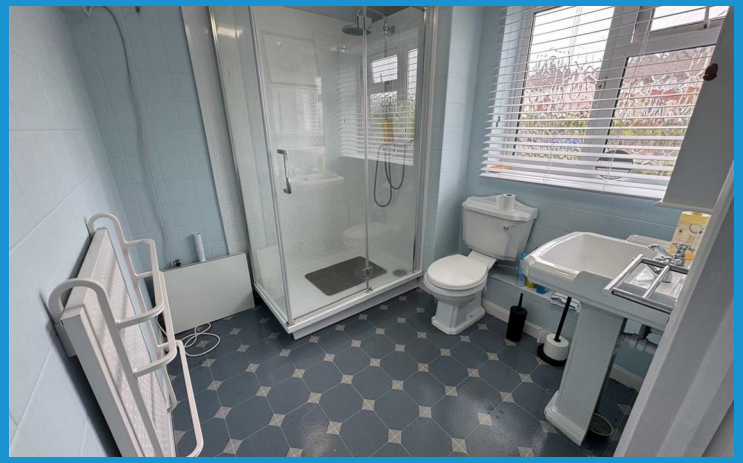
As you step through the front door you enter a hallway with plenty of useful storage cupboards perfect for shoes and coats. Beyond is a generous open plan kitchen/ sitting/dining room, with a Juliet balcony enjoying a view towards Dartmoor National Park. The kitchen areas and plenty of eye and base level units with space for white goods.

The double bedroom is a great size and offer plenty of space for a king size bed and any freestanding furniture Next to the bedroom is a generous shower room with a matching 3 piece suite.

The property benefits from the use of communal washing machines and tumble dryers.

To the lower side of the building is a landscaped communal garden, used by residents of Pendruccombe Court. The property is in a convenient location to walk to nearby amenities including Tesco, Retail Park and the Town Centre. There is parking located around the building available 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 for the property is PL15 9HF. What Three Words 'stance.metro.merely' will take you to the property. The property can be found on the outskirts of town on Tavistock Road, set back behind Pendruccombe House just after the double roundabout near to Tesco.

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Entrance Hallway

Kitchen
8'3" x 7'6" (2.52m x 2.31m)

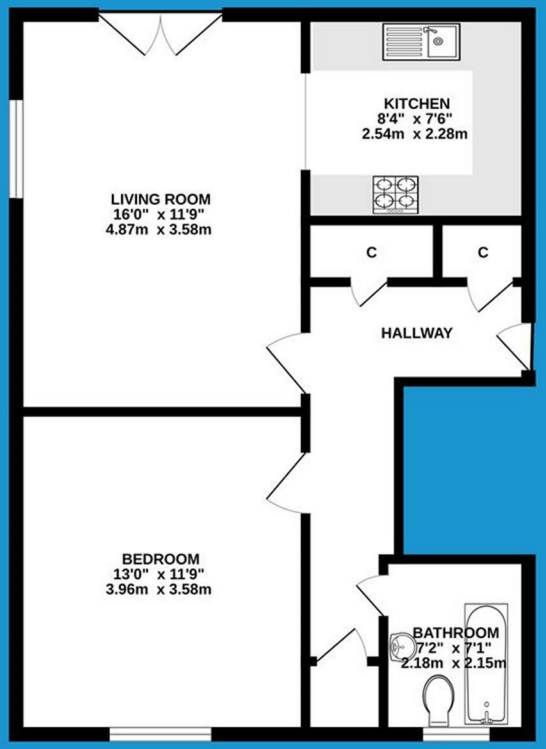
Living Room
15'11" x 11'8" (4.86m x 3.58m)

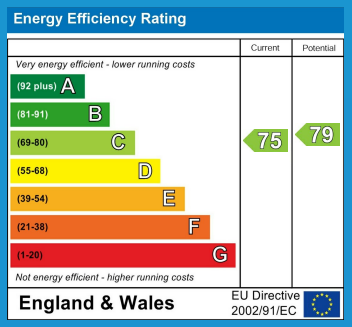
Bedroom
13'1" x 11'8" (4.00m x 3.58m)

Bathroom
7'0" x 7'2" (2.15m x 2.19m)

Services
Mains Electric, Water and Drainage
Council Tax Band B

Agents Note
The property is held on a leasehold tenure.
Managed by Pendruccombe Court Management Co Ltd.
The property to be held on a 999 year lease.
The property lease expires in 2989
The current service charge is £704, 6 monthly which also includes the water supply.
No pets are allowed on the lease.











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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