



65 St. Johns Road

Launceston, Cornwall, PL15 7DD

KIVELLS

65 St. Johns Road

Launceston, Cornwall, PL15 7DD

£195,000 Guide Price

Three bedroom semi-detached house

Garage and off road parking

**In need of some renovation and
refurbishment throughout**

**Located in a popular position a short walk
into Launceston town and local primary
school**

Offered for sale with no onward chain

EPC - E



Location

St. Johns Road is within a short distance of Launceston town centre, together with primary school and Launceston Leisure Centre. Launceston provides a full range of social, commercial and shopping facilities including a secondary school and a few primary schools, Doctors surgery, Veterinary Surgery and Leisure Centre with swimming Pool.

Launceston located on the Cornwall / Devon border Launceston sits astride the A30 dual carriageway spine road providing excellent links to all parts of the two counties and is halfway between the North and South coasts. To the East, the city of Exeter some 44 miles, provides Intercity Rail Link, International Airport and M5 motorway link. To the South, the city of Plymouth, 28 miles, provides Continental Ferry Port and Intercity Rail Link.

Accommodation

Entrance via uPVC door into:-

PORCH

Obscure window to the side elevation and window to the front elevation. Vinyl flooring. Wooden door into:-

ENTRANCE HALL

Stairs rising to first floor. Doors leading to ground floor rooms. Carpet and pendant light.

LIVING / DINING ROOM

Windows to the front and rear elevations. Feature stone fireplace with wooden surround and brickwork. Carpet, pendant light and night storage heater. Door into:-

KITCHEN

Window to the side elevation. Range of base and eye-level units with work surface over and tiled splash backs. Vinyl flooring, strip light and under stair storage cupboard housing fuse board. Door into:-

UTILITY AREA

Window to the rear elevation. Base units with roll top work surface over having inset stainless steel sink with separate taps, strip lights, vinyl flooring, space for washing machine and dishwasher. Door into:-

W.C.

Window to the rear elevation. Low level W.C. Vinyl flooring. Door leading to rear garden.

Stairs rise to:-

FIRST FLOOR LANDING

Window to the side elevation. Doors leading to all first floor rooms. Carpet, night storage heater, pendant light and loft hatch.

BATHROOM

Obscure window to the rear elevation. Suite of panel enclosed bath with separate taps, pedestal wash hand basin with separate taps and low level W.C. Carpet, round light and heater.

BEDROOM TWO

Window to the rear elevation with distant Castle views. Carpet, pendant light and door into storage cupboard housing hot water tank.

BEDROOM ONE

Window to the front elevation. Carpet, pendant light, space for double bed and bedroom furniture.

BEDROOM THREE

Window to the front elevation. Door into storage cupboard, carpet and pendant light.

Outside

At the front of the property there is tandem parking providing parking for at least three vehicles with an area laid to lawn and a variety of mature shrubs. From the parking area there is access via a wooden gate leading to the rear garden with access into the:-

GARAGE

Up and over door. Space for storage.

The rear garden is enclosed by wooden fencing and houses a variety of mature shrubs. The lower part is laid to lawn whilst the upper part is split into potential vegetable areas plus patio area.

Services

Mains water, electricity and drainage. Heating by night storage heaters.



EE Rating - E



Council tax band - B



Directions

What3Words – retrieves.farmer.unfit



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Estate Agents, 2 Broad Street, Launceston PL15 8AD

📞 01566 777777

✉ launceston@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.