

12 Pendruccombe Court

Tavistock Road | Launceston

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Guide Price £115,000







A 2 bedroom retirement apartment situated in a popular location on the edge of the town with lovely far reaching views at the rear. The property is situated in a purpose built block for residents over the age of 55 and there is no onward chain, the property is need to some updating and improvements.

Entrance to the building is via a locked security door into a communal hallway and stairs lead to the property in question or there is a communal lift in the building. The property itself has an entrance hallway with useful cloaks/airing cupboard. There is a kitchen with a range of fitted wall and base units with a rear aspect window taking full advantage of the great views and space for appliances. The living room is a generous sized dual aspect room and there are some lovely country views from the double doors with Juliette balcony at the rear. There are 2 spacious bedrooms and many of the residents use the second bedroom as a dining room or games room alongside the bathroom.

The property has a security intercom entry system and is offered for sale with communal parking available.







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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Hallway

Air Cupboard / Meter Cupboard

Bathroom
8'1" x 7'2" (2.47m x 2.20m)

Kitchen
9'10" x 8'1" (3.02m x 2.48m)

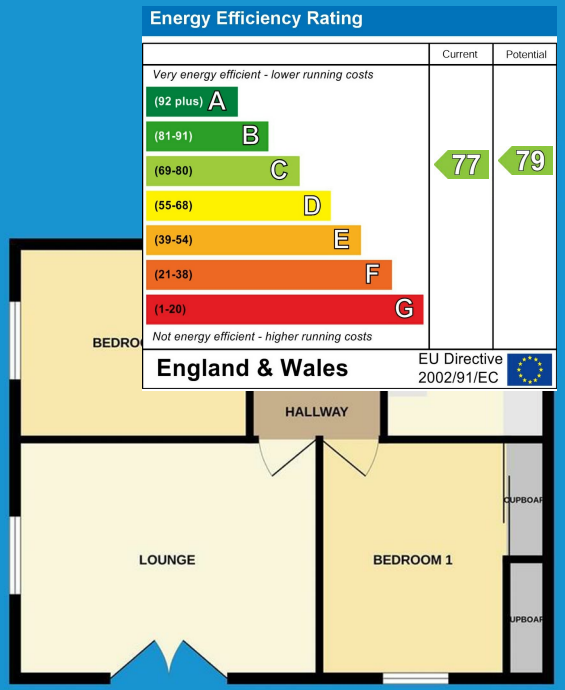
Bedroom 1
11'11" x 9'9" (3.64m x 2.99m)

Living Room

Bedroom 2
11'6" x 7'8" (3.52m x 2.34m)
2.34m extends to 3.02m

Services
The property lease expires in 2989.
The current service charge is £1606 per annum.
No pets are allowed on the lease.

Agent Note
Mains Electricity, Water & Drainage.
Electric Storage Heating.
Council Tax Band C.









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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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