KIVELLS

8 Bounsalls Court

Launceston, Cornwall, PL15 9AB



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Guide Price: £129,995

Well presented two bedroom first floor flat

Panoramic views of Launceston Castle and surrounding countryside

Allocated and guest parking

Convenient location within walking distance of the town centre

Offered for sale with no onward chain

EPC Rating - D



Situation

Launceston

Bounsalls Court is within easy walking distance of the social, commercial and shopping facilities of Launceston town centre. Launceston Leisure Centre, Windmill Primary School and Launceston College are also nearby. The property has convenient access to the A30 dual carriageway which is within approximately 1/4 of a mile.

In all directions from Launceston there is scenery of outstanding natural beauty, be it the rugged North Cornish coast to the north, the wild open spaces of Bodmin Moor to the west or Dartmoor National Park to the east. Running south from the town are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing. East of Launceston, Exeter (42 miles) provides intercity rail link, M5 motorway link and international airport, whilst the city of Plymouth to the south has intercity rail link and continental ferry port.



Description

Well positioned first floor flat

This well-presented first-floor flat boasts stunning panoramic views over the town and countryside beyond, with Launceston Castle in the foreground. The property is conveniently located, being within a five minute walk of the town centre.

Offered for sale with no onward chain, the property briefly comprises of a living room, kitchen / dining room, two bedrooms and a bathroom. Externally, the property benefits from an allocated parking space, along with additional guest parking available.

An internal viewing is highly recommended to fully appreciate the prime location and appeal.



Accommodation

The Room Guide

HALLWAY:

The property is accessed via a metal staircase with balustrade rising to first floor with uPVC door into the hallway. Access to all rooms. Two storage cupboards. Loft hatch, carpeted and electric radiator.

LIVING ROOM:

uPVC double glazed window to front elevation enjoying views of Launceston Castle and the countryside beyond. Space for a range of living room furniture, carpeted and electric radiator.

KITCHEN / DINING ROOM:

uPVC double glazed window to front elevation enjoying views of Launceston Castle. Range of base and eye-level units with worksurface above and tiled surround having inset stainless steel sink with mixer tap and drainer. Electric hob with oven below and extractor fan above. Space for a dining table. Laminate flooring and electric radiator.

BEDROOM ONE:

uPVC double glazed window to rear elevation. Space for a double bed and range of bedroom furniture. Built-in storage cupboards, carpeted and electric radiator.

BATHROOM:

Hand wash basin with stainless steel mixer tap, close coupled W.C. and bath with stainless steel mixer tap and glass shower screen. Electric shower with detachable showerhead above. Electric heated towel rail, laminate flooring and extractor fan.

BEDROOM TWO:

uPVC double glazed window to rear elevation. Space for a range of bedroom furniture. Carpeted and electric radiator.

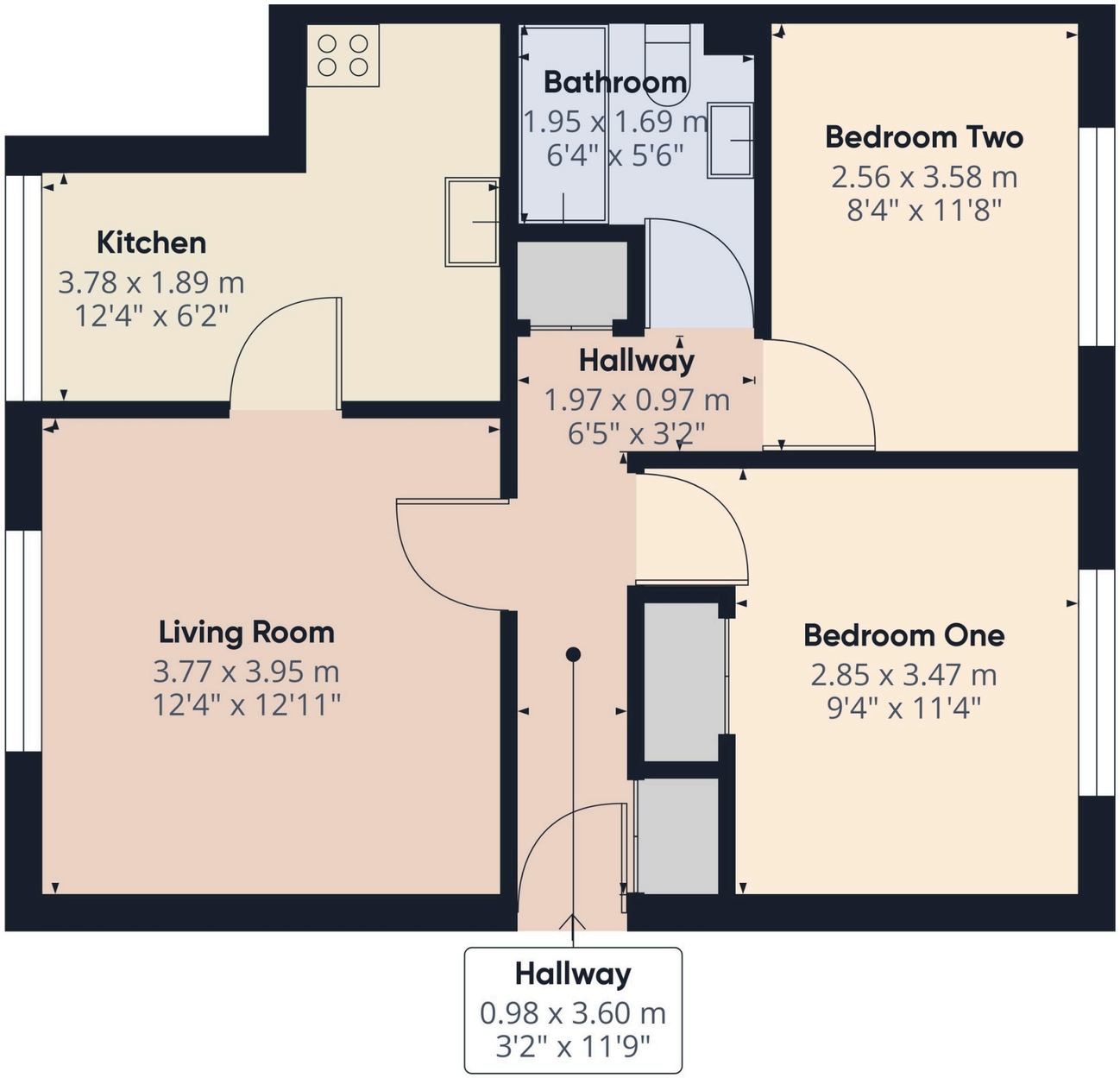






Floor Plan

See The Layout



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Approximate total area(1)

55.12 m²

593.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Mains Drainage

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

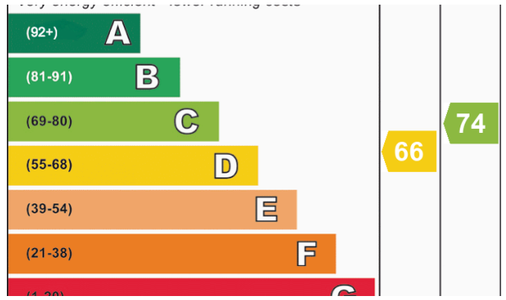
Virtual Tour available on request.

DIRECTIONS:

What3words: /// moped.hurray.vintages

EE RATING: D

COUNCIL TAX BAND: B



OUTSIDE:

The property is approached by steps rising to the front door. To the outside of the property is one allocated parking space and two guest parking spaces available.

TENURE:

Freehold. Approx. £90 per calendar month is payable to Bounsalls Court Management Ltd of which each residence owns 1/8 share of the Freehold. Please note, the Freehold and its voting share cannot be sold separately from the property.

AGENTS NOTE:
Please note no pets are allowed at the property.

DISCLAIMER:

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2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com