



22 Grammers Park

Launceston, Cornwall, PL15 7FY



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£229,950 Guide Price

Two bedroom semi-detached house

Fantastically maintained throughout

Enclosed rear garden with patio

Off road parking for two vehicles

Perfect first time purchase or investment opportunity



Location

Set in a popular residential location with good access to the social, commercial and shopping facilities of Launceston town centre together with Tesco supermarket, A30 dual carriageway and Launceston College secondary school. Launceston is a former market town and the county's ancient capital nestled around its iconic Norman Castle. Being set midway between north and south coasts just inside the Cornwall / Devon border the town has a good balance of travel distance to all parts of the two counties. In all directions from Launceston there is scenery of outstanding natural beauty. To the north is the rugged Cornish coast famed for National Trust cliff scenery and quaint former fishing villages, to the west are the wild open spaces of Bodmin Moor ideal for walking and riding, to the east Dartmoor National Park and running south from the town to Plymouth is the hidden Tamar Valley steeped in 18th century mining history and known for salmon fishing. The city of Exeter is some 42 miles providing intercity rail link, M5 motorway link and international airport. The city of Plymouth, 20 miles to the south has an intercity rail link and a Continental Ferry Port to Roscoff and Santander.

Accommodation

A fantastic opportunity to purchase a semi detached house located in a popular development which is just a short walk to Launceston Town.

This wonderful property has been well maintained throughout and would suit those looking for an investment or first time opportunity. The accommodation comprises:

Entrance via uPVC door into:-

ENTRANCE HALLWAY

Stairs rising to first floor, vinyl flooring and radiator. Door into:-

LIVING ROOM

Window to the front elevation. Radiator and carpeted. Space for living room furniture.

CLOAKROOM / W.C.

Pedestal wash hand basin with mixer tap and tiled splash back, low level W.C, radiator and vinyl flooring.

KITCHEN / DINING ROOM

Window and patio doors leading to the rear garden. Range of base and eye level units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated fridge and freezer, integrated slim line dishwasher and integrated washing machine. Wall mounted gas fired boiler providing central heating and hot water. Radiator.

Stairs from the entrance hallway rise to:-

FIRST FLOOR LANDING

Doors leading to all rooms.

BATHROOM

Obscure glazed window to the rear elevation. Suite of low-level W.C., panel enclosed bath with mixer tap and electric shower over, wash hand basin with mixer tap over. Part tiled walls and radiator. Extractor fan.

BEDROOM TWO

Window to the rear elevation. Carpeted and radiator. Space for double bed and bedroom furniture.

BEDROOM ONE

Window to the front elevation. Built-in storage cupboards along with built-in wardrobes with hanging rails and shelf having two mirrored fronts. Carpeted and radiator. Loft hatch. Space for double bed and bedroom furniture.

AGENTS NOTE

Please note: There is an annual maintenance charge of approximately £180.00.

Outside

To the front of the property there is tarmac driveway providing parking for two vehicles. A side gate leads to the rear garden.

The rear garden is fully enclosed and relatively low maintenance with a good size patio area directly off the kitchen diner, a step leads up to a level area of lawn for ease of maintenance. There are also some well established flower beds bordering the lawned area.

Services

Mains electricity, water and drainage. Mains gas fired central heating.



EE Rating - B



Council tax band - B



Directions

What3Words – bowls.thumb.fewest



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.



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