



# Riverside Mills

Launceston

PL15 8GX

Asking Price £145,000

- Modern Coach House
- Two Bedrooms, Master With En-Suite
- Open Plan Living/Dining Room
  - Kitchen
  - Garage
- Views From The Rear To Park
  - No Onward Chain
- Scan QR Code For Material Information



# Tenure - Freehold

## Council Tax Band - B

### Floor Area 581.25 sq ft



2



1



1



71

Front door with stairs to First Floor Landing. Consumer unit.

#### Landing:

uPVC double glazed window to rear overlooking the park. Access to loft. Doors off

#### Living/Dining Room:

18'9" x 10'2" (5.735 x 3.118)

A bright and spacious dual-aspect living/dining room through uPVC double-glazed windows to both the front and rear elevations enjoying pleasant views over the park. This versatile reception space benefits from two radiators, a television point, and an open-plan aspect leading through to the kitchen, creating an ideal space for both everyday living and entertaining.

#### Kitchen:

8'11" x 8'3" (2.733 x 2.522)

Fitted with a range of modern wall and base units set beneath roll-edge worktops incorporating a stainless steel sink and drainer unit with matching upstands. A front-aspect uPVC double-glazed window provides natural light, while integrated appliances include a four-ring gas hob with a Hotpoint electric oven and grill beneath, stainless steel extractor hood, and fridge. There is also space and plumbing for a washing machine. Additional features include ceiling-mounted spotlights and a cupboard housing the Worcester mains gas-fired boiler, which supplies the property's central heating and domestic hot water.

#### Bathroom:

6'6" x 5'5" (2.000 x 1.664)

Comprising a three-piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and low-level WC. The bath area is fully finished with shower panelling, with additional half-height wall panelling to the remainder of the bathroom. Further benefits include a chrome ladder-style heated towel rail and an extractor fan.

#### Bedroom Two:

8'6" 7'1" (2.602 2.177)

A well-proportioned second bedroom with a uPVC double-glazed window to the rear enjoying a pleasant view over the park. The room benefits from a radiator and a telephone point, making it a versatile space suitable as a guest bedroom, home office, or additional living space as required.

#### Principal Bedroom:

11'3" x 8'6" (3.449 x 2.608)

A well-proportioned bedroom featuring a front-aspect uPVC double-glazed window providing natural light. The room benefits from a radiator and television point, with a door leading through to the en-suite shower room.

#### En-Suite Shower Room:

Comprising a three-piece suite including a low-level flush WC, pedestal wash hand basin, and a built-in fully shower-panelled shower cubicle. The room benefits from half-height wall panelling to the remaining areas, a chrome ladder-style heated towel rail, and an extractor fan.

#### Garage:

Metal up and over door.

#### Material Information:

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

## The building

Mid-terrace flat, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE good

Parking: Allocated

Not in a controlled parking zone

No disabled parking available

## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL179706):

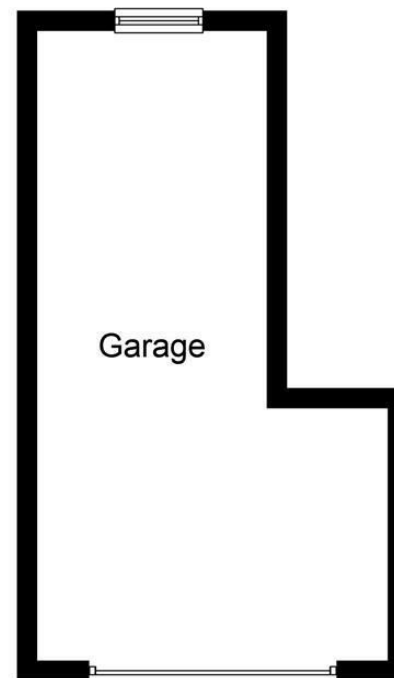
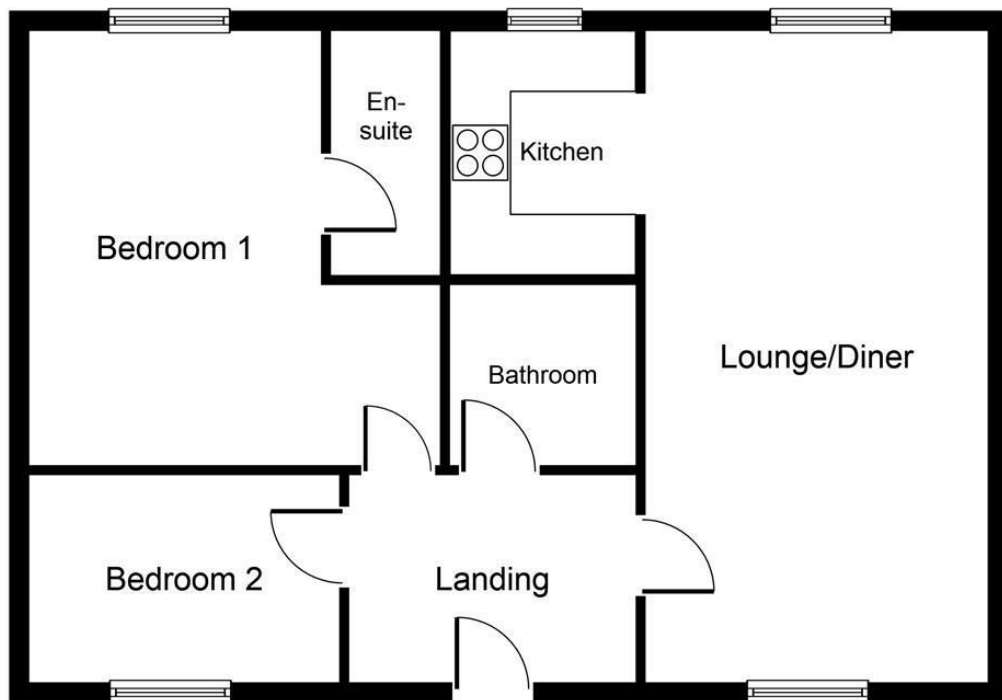


- The owner must follow the rules and responsibilities set out in the various long-term leases for the individual units.
  - There are restrictive covenants (legal promises not to do certain things) in a 2006 agreement with a local school.
  - There are restrictive covenants in a 2007 agreement with Western Power Distribution (South West) PLC.
  - The area known as 'Amenity Land' must only be used for recreational purposes and nothing else.
  - There are historical rules from 1893 and 1936 regarding the extraction of mines and minerals from under the land.
  - The owner has given an 'indemnity covenant', which is a legal promise to follow existing rules and protect the seller from any future legal issues arising from them.
- No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

**Contact Us On The Details Below To Arrange A Valuation**

## Here To Help

**Millerson Estate Agents**  
 6a High Street  
 Launceston  
 Cornwall  
 PL15 8ER

**E: [launceston@smartmillerson.co.uk](mailto:launceston@smartmillerson.co.uk)**

**T: 01566 776055**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	