



11 Hillpark Cottages

Launceston | Cornwall



Town • Country • Coast

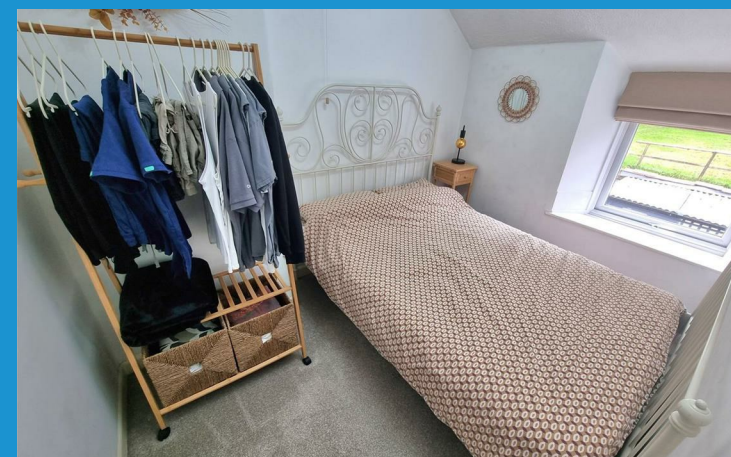


Tucked away but close to the town centre and enjoying fantastic views over the Kensey Valley towards Dartmoor National Park is this refurbished terraced cottage. Offering 2 double bedrooms and a superbly appointed kitchen. The cottage has a raised patio area together with a large off set garden offering huge potential!

You step into the refitted kitchen with a range of modern eye and base level units with light quartz worktop and integrated appliances. From here a door opens into the generous sitting/dining room with stairs to the first floor and an open fireplace housing a wood burner. A further door opens into the rear sun room with a vast array of windows and 2 roof lights. A door open out to the nearby patio garden.

A staircase takes you up to the first floor where there are 2 double bedrooms and a refitted shower room. The main bedroom enjoys a view over the neighbouring gardens towards Dartmoor National Park in the distance. Bedroom 2 is rear aspect double room. The shower room has a refitted 3 piece suite including a separate shower enclosure.

Opposite the property is an elevated and partially enclosed patio area which is perfect for sitting out in the sun or BBQ's. From here another fantastic view can be enjoyed. To the rear of the cottage is a covered seating area with built in shed to one side. There is a pedestrian right of way to the front and rear of the cottage. A short walk away from the property in a good side offset DETACHED GARDEN. This garden is made up of lawns to the top and bottom with various shed and outbuildings and offers alot of potential for those with green fingers! Although there is no off road parking with this property, we understand parking permits to park along Kensey Hill can be obtained from Cornwall Council.



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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. 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 postal Code for the property is PL15 9EP. What Three Words 'destined.free.dolly' will take you to the path leading to the terrace. From the Town Centre, proceed out via Exeter Street and to the junction and continue straight on and down Kensey Hill where the terrace can be found on your left hand side with our board by the roadside.

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Kitchen
14'9" x 6'8" (4.52m x 2.04m)

Sitting Room
18'2" x 13'10" (5.54m x 4.23m)

Sun Room
13'5" x 3'8" (4.09m x 1.13m)

First Floor

Bedroom 1
10'0" x 7'11" (3.07m x 2.43m)
Excluding Wardrobes

Bedroom 2
9'6" x 6'11" max (2.92m x 2.12m max)

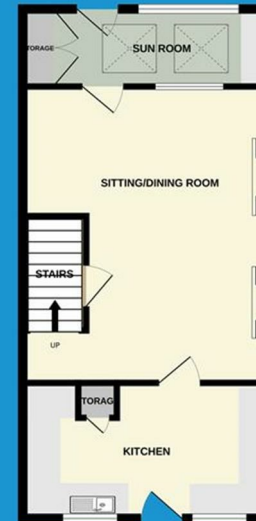
Shower Room
6'5" x 4'11" (1.98m x 1.51m)

Services
Electricity, Water and Drainage
Council Tax Band A

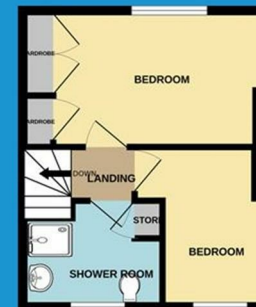
Agent Note
There is a right of way over the front and rear walkways for all neighbouring properties.
The front lawn is a communal area which can be used by all owners of Hill Park Cottages.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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