



Launceston
Cornwall





Tucked away on a popular development is this attached coach house with accommodation over 2 floors. Well presented throughout with a generous reception space and off road parking.

You enter the property into a hallway with staircase to the first floor. Off the ground floor hallway is a bedroom and en-suite shower room. This room could be utilised as a study or indeed a playroom. The staircase leads up to a first floor landing giving access to all the accommodation. The generous sitting/dining room is dual aspect with a view towards the nearby Bowling Green and St. Stephens beyond. The dining area is open plan to the kitchen where there are a range of modern eye and base level units with various integrated appliances.

The master bedroom is a good size front aspect double with plenty of space for freestanding bedroom furniture. Bedroom 2 is rear aspect a smaller double. Both bedrooms share a family bathroom with a matching white suite with a shower over the bath. Outside the property are communal garden with mature shrubs maintained by the management company creating an attractive look throughout the development. Opposite the property in an allocated off road parking space.



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 peninsular 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.

Entrance Hallway

Ground Floor Bedroom 12' 2" MAX x 11' 5"
(3.72m MAX x 3.48m)

En-Suite 9' 1" MAX x 6' 6" MAX
(2.76m MAX x 1.98m MAX)

First Floor Landing

Sitting/Dining Room 17' 11" x 10' 6"
(5.46m x 3.21m)

Kitchen 7' 11" x 7' 9"
(2.41m x 2.36m)

Bedroom 1 11' 11" x 9' 2"
(3.62m x 2.79m)

Bedroom 2 8' 7" x 8' 6"
(2.61m x 2.60m)

Bathroom 9' 1" MAX x 8' 2" MAX
(2.78m MAX x 2.50m MAX)

Lease

We have been informed that the property has a 999 year lease commencing in May 2004.

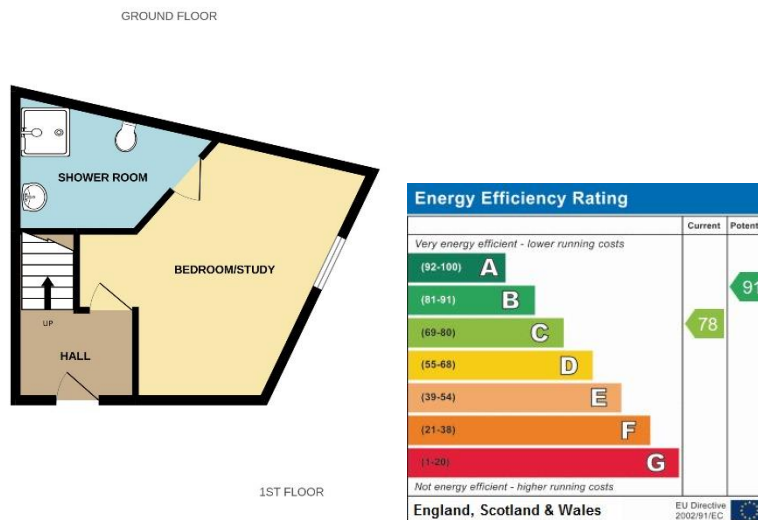
The ground rent for the property is £91.78 per annum and the service charge payable is £930.86 per annum, payable annually.

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band B.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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