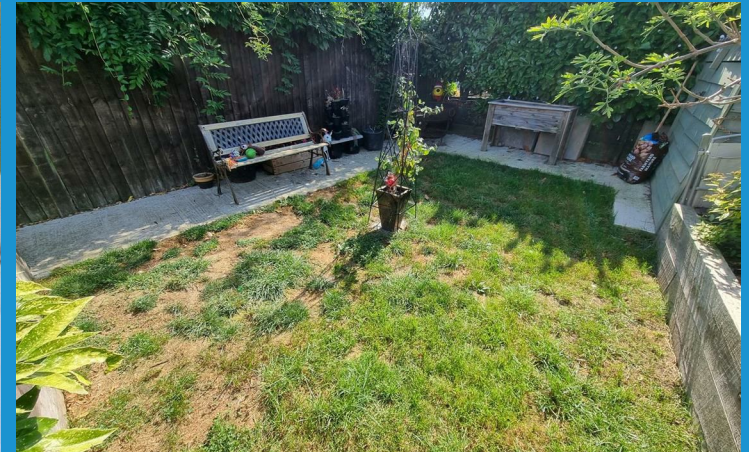




23a Race Hill
Launceston | Cornwall

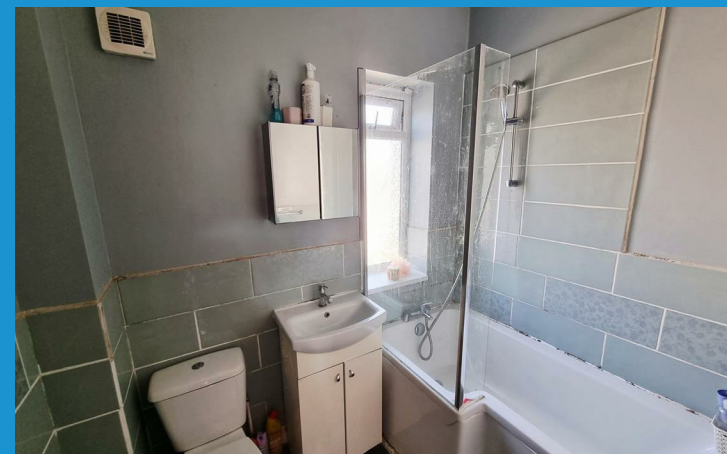
Asking Price £175,000



A spacious 2 bedroom property situated on the outskirts of the town with 2 off-road parking spaces and a garden. The property's location allows good access to the Town Centre alongside the local College and Retail Parks.

The accommodation includes an entrance hallway with stairs to the first floor. There is an open-plan living room/dining room which is in turn also open-plan to the kitchen which has patio doors to the front. There is a useful cloakroom with a WC. On the first floor there are 2 double bedrooms alongside the family bathroom.

There is a gravelled area to the side of the property where there is a shed and a parking area for 2 vehicles. Beyond here there is a garden area which is laid to lawn.



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 postcode to the property is PL15 9BD. From our office continue on Hurdon Road towards Tesco. Take the first exit at the roundabout and continue up Race Hill where you will find the property on the right hand side.

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Entrance Hallway

Kitchen

8'9" x 8'0" (2.68m x 2.45m)

Living Room / Dining Room

17'3" x 12'6" (5.27m x 3.82m)

Cloakroom

6'5" x 3'2" (1.96m x 0.98m)

First Floor

Bedroom 1

13'1" x 12'4" (3.99m x 3.78m)

Bedroom 2

8'11" x 8'11" (2.74m x 2.73m)

Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Services

Mains Electricity, Gas, Water and

Drainage

Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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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