



- LINK DETACHED COACH HOUSE
- GARAGE AND PARKING
- 2 BEDROOMS
- VIEWS FROM LOUNGE

Snowdrop Crescent, Launceston, PL15 9JA

LINK DETACHED 2 BEDROOM COACH HOUSE together with garage and off road parking, in this popular sought after residential location. Enjoying views from the lounge/dining room.

£125,000



Property Description

DESCRIPTION

Located within the Stourscombe development this 2 bedroom Link Detached Coach House would ideally suit those seeking a first time buy or investment property as the rental income for this property could be approximately £550.00 pcm. The property is in need of some redecoration and new floor coverings but offers mains gas central heating and uPVC double glazed windows. There is a garage and off road parking.

LOCATION

Launceston is a historic market town situated in North Cornwall right on the Cornwall/Devon border offering good access to the Cornish coast and Bodmin Moor. The town is famous for the castle which dates back to medieval times and dominates the landscape sitting proudly at the highest point. Facilities include several supermarkets with Tesco and Marks and Spencer Food Hall, schools for all ages and well-regarded local butchers, and bakers. From Launceston, Plymouth is within easy reach via the A388 (approx 26 miles) whilst the A30 trunk road offers good access west to Truro (approx 47 miles) and east to Exeter (approx 41 miles). The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

The Accommodation Comprises (All Measurements are Approximate)



Front door into:

ENTRANCE PORCH

With window to side. Radiator. Stairs to First Floor.

LANDING AREA

Giving access to all rooms. Radiator. Access to roof space.

LOUNGE/DINING ROOM

17' 8" x 11' 6" (5.41m x 3.51m) With double aspect windows enjoying superb countryside views. Two radiators. Three telephone points. TV aerial point.

KITCHEN

10' 2" x 6' 9" (3.11m x 2.06m) Range of modern units comprising wall and base units under a square edge work surface incorporating one and a half bowl stainless steel sink unit and tiled splashback into walls. Built-in electric cooker with gas hob and extractor hood over. Downlighters. Radiator.

BEDROOM 1

11' 1" max x 9' 1" max (3.38m x 2.78m) Incorporating double built-in wardrobe with shelf and hanging rail. Further built-in shelf and cupboard. Window to front. Radiator. TV aerial point. Telephone point.

BEDROOM 2

12' 9" max x 6' 5" max (3.90m x 1.96m)

Incorporating built-in airing cupboard with slatted shelving and wall mounted GlowWorm boiler. Two skylights.

BATHROOM

7' 4" x 6' 3" (2.25m x 1.93m) With modern white suite comprising panelled bath and shower attachment over. Low level wc and pedestal wash hand basin. Tiled splashbacks to walls. Opaque window to front. Radiator. Shaver point.

GARAGE

17' 11" x 8' 10" widening to 12'8" (5.48m x 2.70m/3.87m) L shaped garage with understairs storage cupboard suitable for recycling. Metal up and over door. Power and light connected.

SERVICES

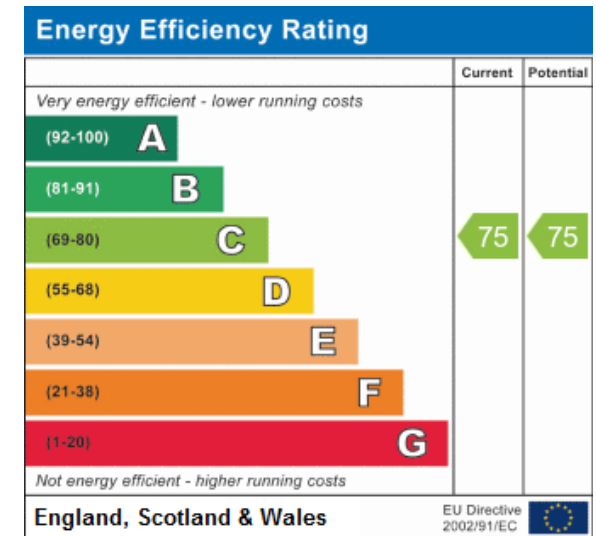
Mains metered Water, Electricity, Drainage and Gas.

LOCAL AUTHORITY

Cornwall Council.

COUNCIL TAX

Band A as verified by a valuation website.



TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

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