Ivydale Cottages
Launceston
PL15 8JF

Asking Price £135,000

- Character Home
- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Summer House
- No Onward Chain
- Scan QR For Material Information

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Tenure - Freehold

Council Tax Band - A

Floor Area - 1173.28 sq ft

3

1

1

C70

Property
EPC rating - C70.

This is a surprisingly spacious three bedroom house set on three levels and with an enclosed garden and summer house, lying a short walk from the town Centre. Accommodation briefly comprises living room, bathroom and on the lower ground floor, kitchen/diner, and on the first floor are three bedrooms. From the kitchen there is a level enclosed garden ideal for children and pets with various outbuildings and a summer house.

Location
This is a lovely area, tucked towards the end of a quiet no through road, a short walk from the town Centre and also the extensive range of shops and local business in Newport area.

Accommodation, all dimensions are approximate.

Living Room
20'1" x 11'11" (6.13 x 3.65m)
Front door with fan light, open fire (not in use) with wood mantle shelf, dual aspect room with double glazed windows to front and rear elevation, two double radiators, cupboard housing gas boiler, cloaks cupboard, door to:

Bathroom
8'11" x 6'0" (2.72m x 1.85m)
Part tiled walls, double glazed window to rear elevation, wash basin and shelf below, low level WC, panelled bath with shower attachment, heated towel rail.

Lower Ground Floor

Dining Room
12'7" x 11'5" (3.86m x 3.50m)
Wood panelled walls, tiled walls, panelled radiator, beamed ceilings and tiled floor, under stairs cupboard.

Kitchen
13'6" x 11'1" (4.12m x 3.40m)
Range of base units, one and half bowl sink unit with mixer taps, for ring gas hob and extractor over, tiled splash back and wall units double glazed window to rear garden, half double glazed door to the rear garden, beamed ceilings, tiled floor, plumbing for washing machine and plumbing for dishwasher, inset spot lights.

First Floor Landing

Bedroom One
10'11" x 8'9" (3.34m x 2.68m)
Wood panelling to walls, panelled radiator, built in wardrobe with cupboard above,

Bedroom Two
10'6" x 7'3" (3.21m x 2.23m)
Double glazed window to rear elevation, panelled radiator.

Bedroom Three
7'8" x 6'6" (2.36m x 2.00m)
Double glazed window to rear elevation, panelled radiator.

Outside
The gardens are to the rear, with lawn area, timber garden shed (2.2m x 1.5m) decked area and summerhouse/chalet (3.1m x 2.5m)

Services
Mains Water, Electricity, Gas, Drainage.

Material Information
Verified Material Information

Asking price: Guide price £135,000

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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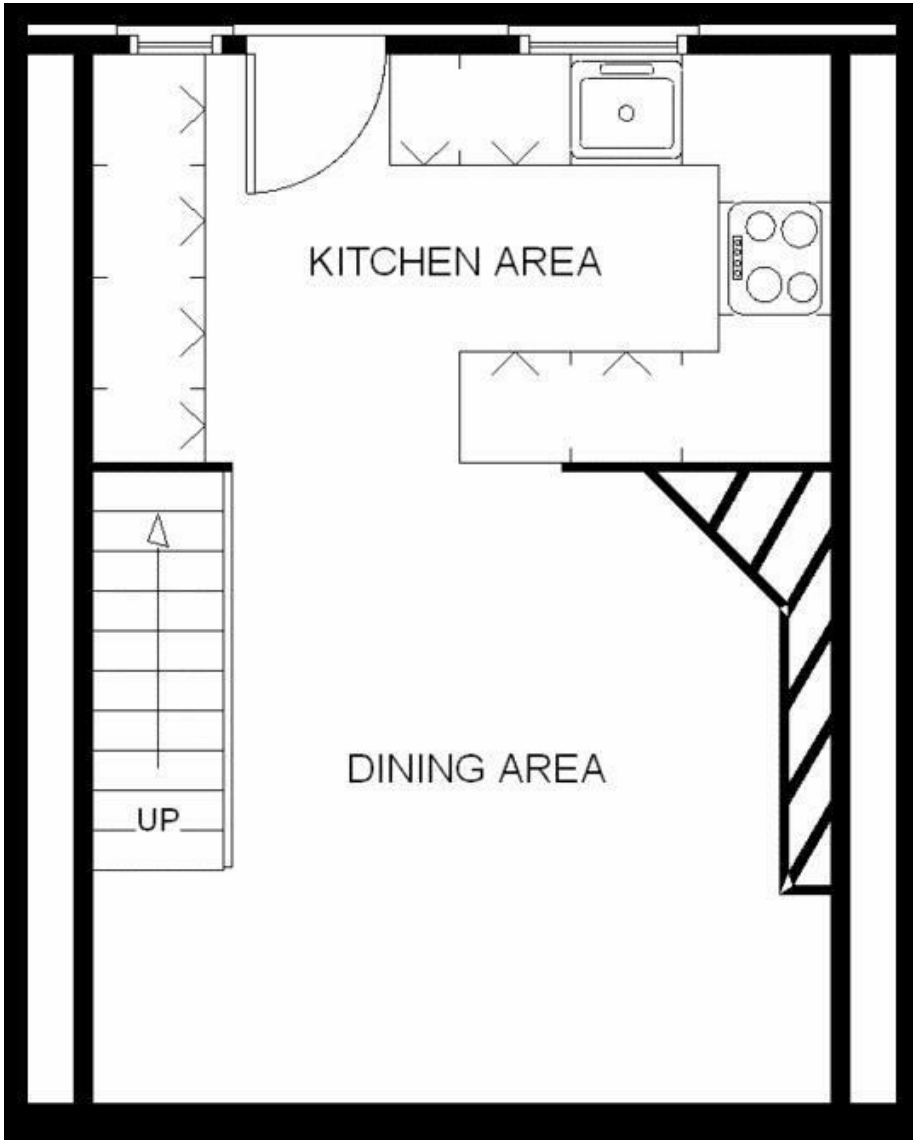
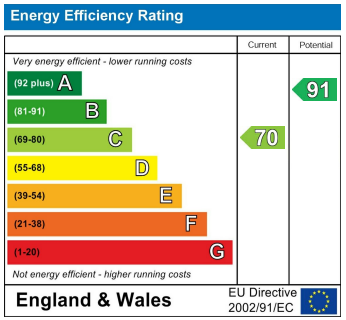
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Directions To Property

Sat Nav: PL15 8JF What3Words: ///afflicted.explores.cautious

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