



# Polyphant Launceston PL15 7PS

Offers In The Region Of  
£185,000

- Charming Attached Cottage Set In A Peaceful Country Village
- Two Double Bedrooms
  - Open Plan Lounge/Dining/Kitchen
- South-Facing Enclosed Garden With Private Terrace
- Allocated Parking Space
  - No Onward Chain
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - B

Floor Area - 642.00 sq ft



Wooden glazed door into

#### Lounge/Dining/Kitchen:

18'6" max x 15'5" max (5.66m max x 4.72m max)

The kitchen area features a slate-tiled floor and a range of light shaker-style units arranged above and below roll-top work surfaces. Integrated appliances include an electric oven, hob, extractor hood, and fridge, with space and plumbing provided for a washing machine. The open-plan living space is enhanced by a wood-burning stove set on a slate hearth, adding warmth and character. Wooden windows to the front and rear. Wooden door to rear garden. Stairs to the First Floor.

#### First Floor Landing:

Night storage heater. Access to loft. doors off

#### Bathroom:

6'2" x 5'8" (1.9m x 1.73m)

Bath with electric Mira Sport shower over. Pedestal wash hand basin. Low level WC. Electric towel heater. Part tiled walls.

#### Bedroom Two:

12'9" x 8'7" (3.9m x 2.62m)

Wooden glazed window to front with tiled sill and beam over. Electric wall heater. Access to loft.

#### Principal Bedroom:

16'0" max x 7'6" max (4.88m max x 2.3m max)

Wooden glazed window to rear and further high level window to side. Shelved cupboard. Electric wall heater. Access to loft.

#### Outside:

The property is reached by way of a shared driveway that ends at a dedicated parking space to the side.

A pedestrian path at the front opens onto a gravelled courtyard featuring a central planted bed.

At the back, you'll find a charming, south-facing garden arranged over two levels, linked by a short set of steps and offering a mix of gravel and patio seating areas. The upper terrace includes two practical storage spaces underneath. Another set of steps rises to the parking area at the side.

#### Agents Notes:

Upon purchasing the property, the buyer/s will automatically become shareholders of the Darkes Court Management Company Limited. The company was established to ensure that all communal areas are properly maintained and efficiently managed for the benefit of residents. The access road was re-surfaced in 2020, and the current maintenance charge is £150 per year.

#### Material Information:

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Wall mounted electric heating

Heating features: Night storage, Wood burner, and Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - OK

Parking: Allocated and Off 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 area flood risk: No

Historical flooding: No

Flood defences: No



Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

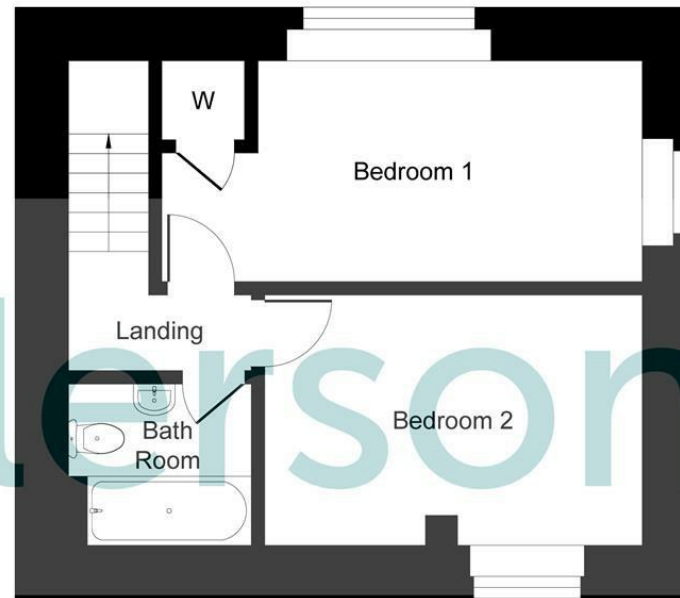
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Ground Floor



First Floor

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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