



**Church Walk
South Petherwin
Launceston
PL15 7JZ**

Asking Price £220,000



Tenure - Freehold
Council Tax Band - D
Floor Area 0.00 sq ft

Kitchen
11'5" x 40'4" (3.48 x 12.3)

Living Room
20'0" x 13'0" (6.11 x 3.97)

Bedroom 1
13'1" x 13'4" (4.01 x 4.08)

Bedroom 2
13'1" x 11'10" (4.01 x 3.63)

Bedroom 3
7'4" x 8'2" (2.26 x 2.51)

Material Information
Verified Material Information

Monthly rent: £950

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Allocated

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: Yes

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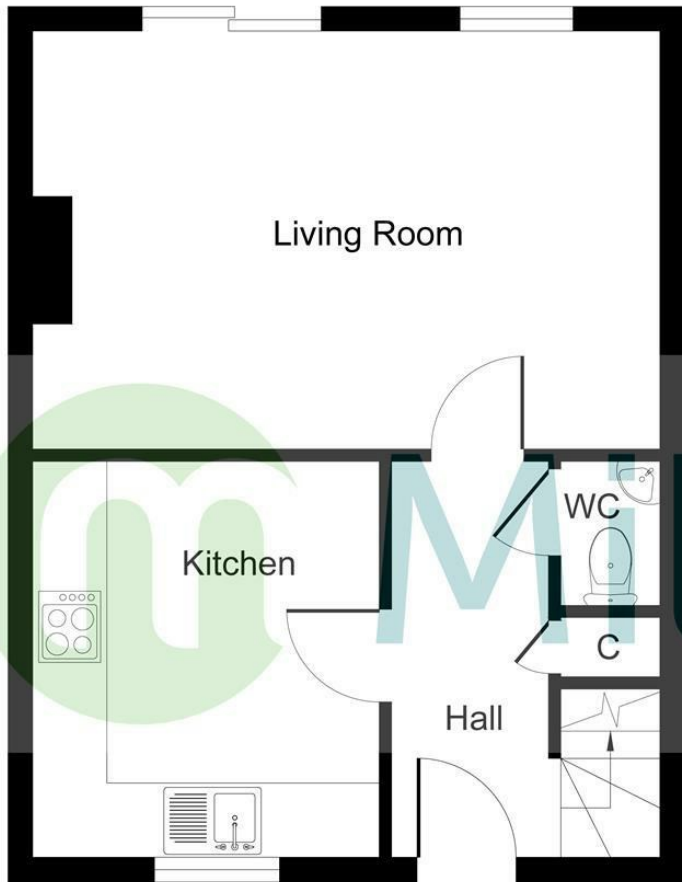
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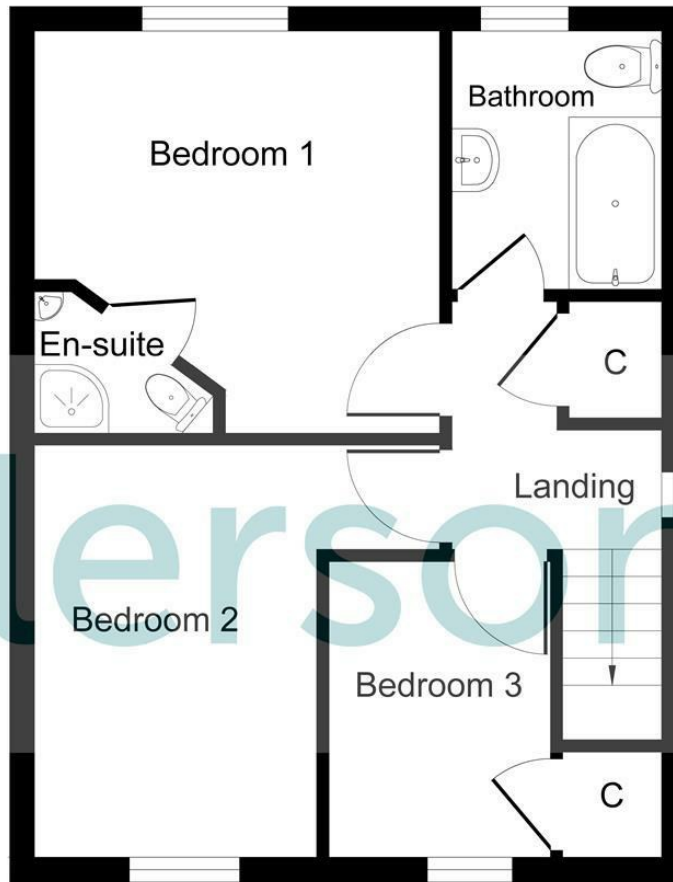
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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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

Millerson Estate Agents
 6a High Street
 Launceston
 Cornwall
 PL15 8ER

E: launceston@smartmillerson.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	