



St. Thomas Road

Launceston

PL15 8BX

Asking Price £105,000

- Terraced Family Home
  - Three Bedrooms
- In Need Of Renovation
  - Lounge
  - Dining Room
  - Downstairs WC
  - Family Bathroom
  - No Onward Chain
- Scan QR For Material Information



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - sq ft



Double glazed sliding doors into

#### Porch

Porch leads into dining area

#### Dining Area

10'5" x 12'2" (3.18m x 3.73m)

Archway to your left leading into the Lounge

#### Lounge

10'8" x 18'6" (3.26m x 5.64m)

#### Utility/Hallway

8'3" x 7'8" (2.54m x 2.35m)

Utility/Hallway has a door which leads into the Kitchen

#### Kitchen

19'7" x 8'5" (5.99m x 2.58m)

#### Downstairs WC

3'10" x 2'4" (1.19m x 0.72m)

To the left of the utility room/hallway is a staircase leading up to the landing

#### Bedroom 1

9'6" x 10'6" (2.90m x 3.22m)

#### Bedroom 2

8'0" x 10'5" (2.45m x 3.19m)

#### Bedroom 3

9'0" x 8'10" (2.76m x 2.70m)

#### Bathroom

7'3" x 5'4" (2.23m x 1.65m)

#### Toilet/Shower Room

2'7" x 7'0" (0.80m x 2.14m)

#### Landing

9'3" x 8'10" (2.82m x 2.70m)

#### Material Information:

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Age of house

Not a listed building

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

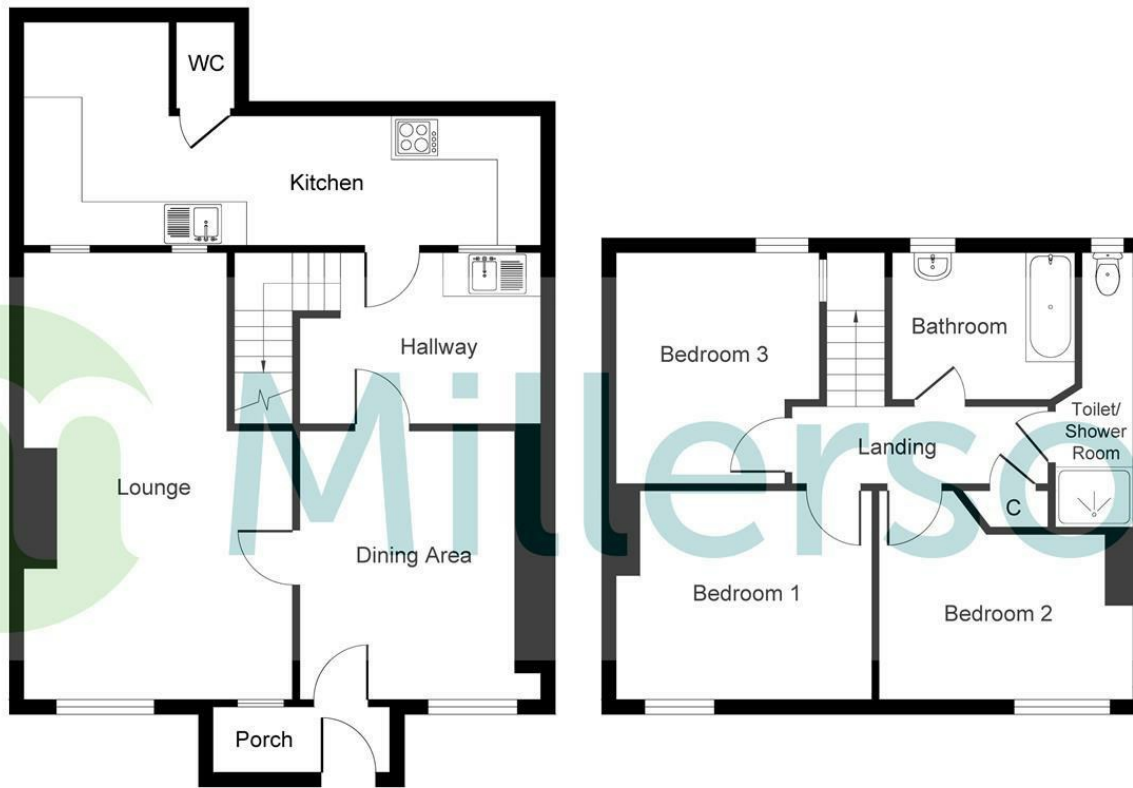
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



## Directions To Property

Sat Nav: PL15 8BX What3Words:  
[///rational.registers.caps](http://rational.registers.caps)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

