



Crabbs Close  
St. Giles-on-the-  
heath  
Launceston

Offers In The Region Of  
£175,000

- Semi Detached Bungalow
  - No Onward Chain
    - Garage
  - Off Road Parking
    - Garden
- In Need Of Some Updating
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - B

Floor Area - 484.00 sq ft



uPVC door into

**Hallway:**

Night storage heater. Cupboard housing hot water tank. Doors off

**Lounge:**

14'7" x 10'4" (4.47 x 3.16)

uPVC double glazed windows to front and side. Night storage heater. Sliding door to

**Kitchen:**

9'10" x 5'2" (3.01 x 1.59)

uPVC double glazed window front. Range of base units under roll edge work surfaces with stainless steel sink unit. Space for electric cooker. Space and plumbing for washing machine. Wall mounted cupboards. Tiled splashbacks.

From the Hallway, doors lead off the the bedrooms and bathroom.

**Bedroom One:**

13'8" max x 9'9" (4.17 max x 2.99)

uPVC double glazed window to rear.

**Bedroom Two:**

9'10" x 5'10" (3.00 x 1.78)

uPVC double glazed window to rear.

**Bathroom:**

5'10" x 5'6" (1.80 x 1.69)

Wood panelled double ended bath with taps and shower attachment to one end. Pedestal wash hand basin. Low level WC. Tiled splashbacks.

**Outside:**

To the front of the property is a lawned area with a couple of mature trees, along with off-road parking. A driveway leads to the garage and provides access to the rear garden. The rear garden is low-maintenance, enclosed by fencing, and laid with decorative stone chippings.

**Garage:**

15'1" x 8'0" (4.6 x 2.46)

Metal up and over door. Electric and power connected.

**Material Information:**

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway and Garage

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.



## 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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