

Hillpark Cottages

Launceston

PL15 9EP

£130,000

- In Need Of Renovation
- Character Cottage
- Two Bedrooms
- Countryside Views
- Large Offset Garden
- No Onward Chain



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 596.00 sq ft



Composite door with obscure window into

Kitchen:

13'4" x 7'4" (4.069 x 2.241)

Wooden glazed window to front. Range of base units under roll edge work surfaces. Fuse box. Door to

Lounge/Diner:

18'2" x 13'11" (5.555 x 4.244)

Window to rear porch. Stairs to First Floor. Open fireplace.

Rear Porch:

Wooden glazed windows and door to rear patio area.

From the Lounge/Diner, stairs rise to the

First Floor Landing:

Access to loft. Doors off

Principal Bedroom:

10'8" x 8'9" (3.274 x 2.675)

uPVC double glazed window to rear with views over the surrounding countryside.

Bedroom Two:

9'0" x 6'10" (2.766 x 2.102)

Wooden glazed window to front.

Shower Room:

6'9" x 6'7" (2.064 x 2.010)

Obscure glazed window to front. Tiled shower cubicle with electric shower. Pedestal wash hand basin. low level WC.

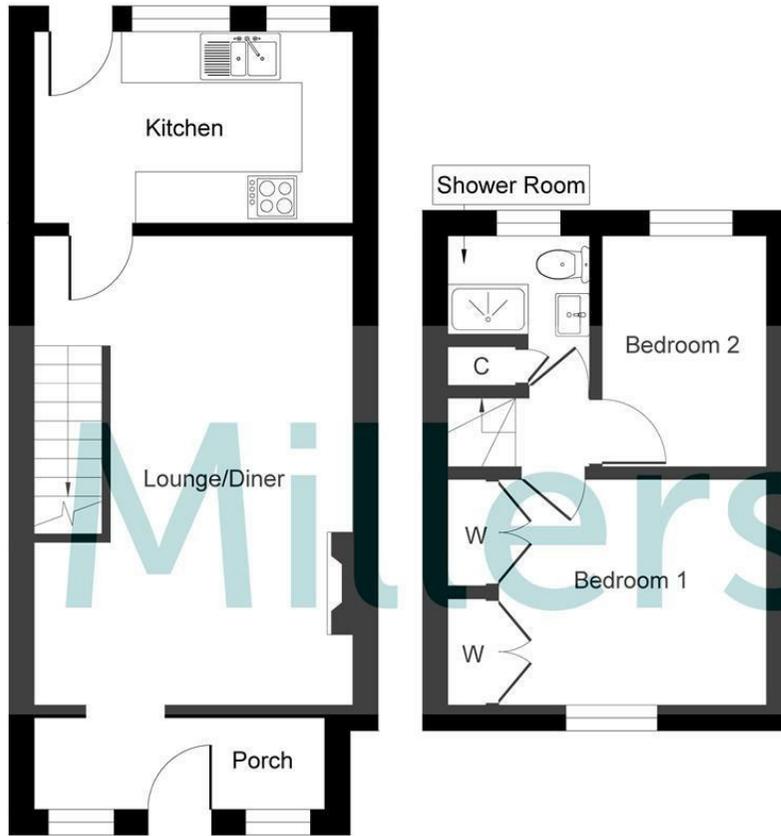
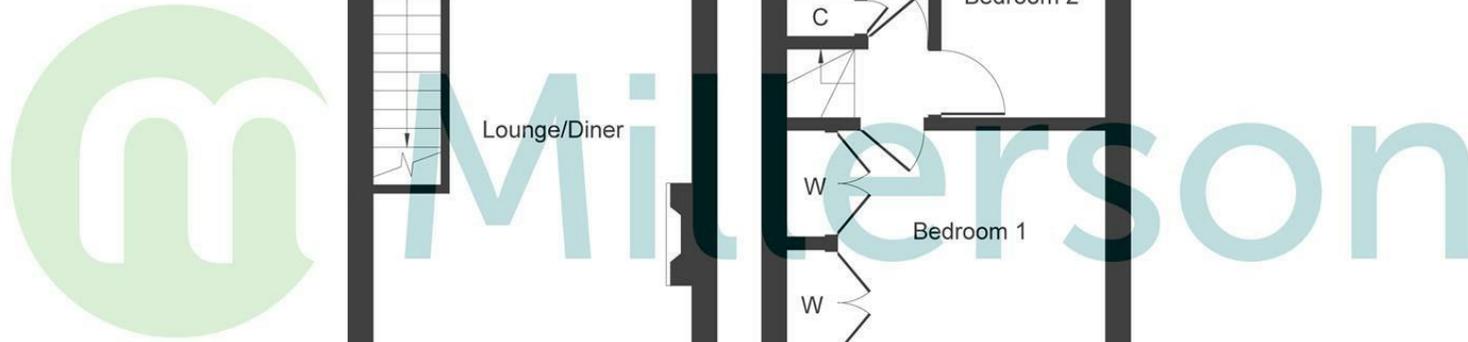
Outside:

To the front of the property is a handy block-built storage shed, and to the rear, a patio area provides a lovely spot to enjoy the views.

A pedestrian right of way gives access to both the front and rear of the terrace. Just a short walk away is a generous, tiered garden, currently overgrown, offering a fantastic opportunity for someone to create their own outdoor haven.

While the property does not offer off-road parking, residents can obtain parking permits along Kensey Hill via Cornwall Council.





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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Material Information

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 |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 71 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 21 | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

