Roydon Lane
Launceston
Cornwall
PL15 8NG

Asking Price £135,000

- Terraced Family Home
- Requiring Updating Throughout
- No Onward Chain
- Three Bedrooms
- Garden
- Scan QR Code For Material Information

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Tenure - Freehold

Council Tax Band - B

Floor Area - 925.00 sq ft

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Summary

Offered with no onward chain, this three-bedroom mid-terrace home is located in a quiet pedestrian-only walkway on the edge of Lanstephan. Ideal for first-time buyers, families, or investors, the property offers spacious accommodation including a cloakroom, utility room, lounge/dining room, kitchen, and three double bedrooms.

While benefiting from double glazing and electric heating, the property would benefit from updating throughout, offering great potential to add value. A disconnected solid fuel heating system could also be reinstated if desired.

uPVC obscure glazed door and side window into

Hallway:
Radiator (disconnected). Night storage heater. Stairs to First Floor with cupboard under. Doors off

Cloakroom:
Obscure uPVC double glazed window to front. Low level WC. Wall mounted sink with tiled splashback. Radiator (disconnected).

Utility Room:
7'8" x 6'11" (2.34 x 2.11)
uPVC double glazed window to front. Work surface with space for three undercounter appliances. Wall mounted double cupboard. Built-in cupboard.

Lounge/Dining Room:
19'1" x 10'7" (5.83 x 3.23)
Double glaed sliding doors to rear garden. Night storage heater.

Kitchen:
10'2" x 8'11" (3.11 x 2.72)
uPVC double glazed window and door to rear garden. Range of fitted kitchen units under roll edge work surfaces with stainless steel sink unit. Space for electric cooker. Matching wall mounted cupboards. Space for upright fridge/freezer. Tiled splashbacks.

From the Hallway, a turning stairs leads upto the

First Floor Landing:
Night storage heater. Access to loft. Doors off

Family Bathroom:
10'7" max x 7'7" (3.24 max x 2.33)
Obscure uPVC double glazed window to front. Panelled bath with Mira shower over. Pedestal wash hand basin. Low level WC. Radiator. Built-in cupboard. Tiled to splash areas.

Bedroom Three:
10'2" narrowing to 8'0" x 8'10" (3.10 narrowing to 2.46 x 2.70)
uPVC double glazed window to front. Radiator (Disconnected).

Principal Bedroom:
14'0" x 8'10" (4.29 x 2.71)
uPVC double glazed window to rear. Built-in double wardrobes.

Bedroom Two:
9'10",75'5" x 10'2" (3,23 x 3.11)
uPVC double glazed window to rear.

Outside:
To the front is an area laid to lawn with pathway leading to the front door.

The rear garden is mainly laid to lawn with a small patio area. Gate to pedestrian pathway.

Material Information:
Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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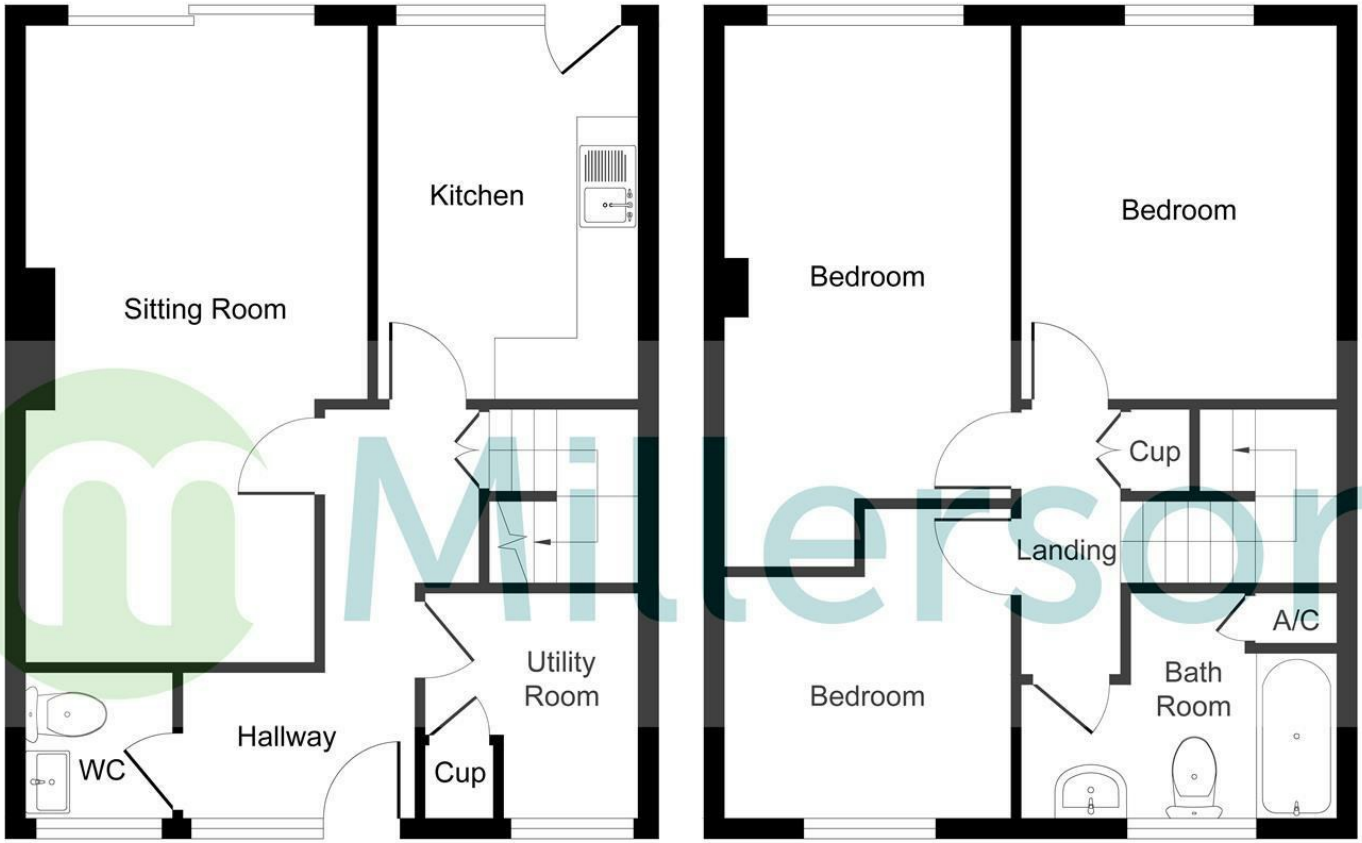
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor **First Floor**

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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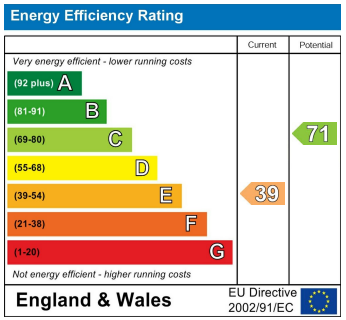

Needing To Sell?

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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