Kensey Valley Meadow Launceston Cornwall

Asking Price £230,000

- Semi-Detached Family Home
- Backing Onto Fields
- Three Bedooms
- Master With En-Suite
- Rear Gardens Overlooking Fields
- Garage & Parking
- No Onward Chain
- Scan QR Code For Material Information

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Tenure - Freehold

Council Tax Band - C

Floor Area - 1023.00 sq ft

Obscure uPVC glazed door into

Entrance Hallway:
Stairs to First Floor. Laminate flooring. Doors off

Cloakroom:
6'1" x 3'4" (1.87m x 1.04m)
Obscure uPVC double glazed to front. Low level WC. Pedestal wash hand basin. Radiator. Laminate flooring.

Kitchen/Diner:
14'10" x 11'6" (4.54m x 3.51m)
uPVC double glazed bay window to front. Range of fitted base units under roll edge work surfaces with matching wall mounted cupboards. 1 1/4 bowl stainless steel sink unit. Tiled splashbacks. Built-in Candy oven and grill, four-ring gas hob. Space and plumbing for washing machine, space for upright fridge/freezer. Tiled floor. Ideal gas boiler.

Living Room:
19'1" x 11'10" (5.84m x 3.63m)
uPVC double glazed sliding doors to the rear garden with lovely views over the field behind. Understairs storage cupboard. Radiator.

First Floor Landing:
Access to loft space. Radiator. Linen cupboard housing the hot water tank. Doors off

Bedroom One:
13'2" x 10'4" (4.02m x 3.15m)
uPVC double glazed window to front. Range of built-in wardrobes, cupboards and dressing table. Radiator..

En-Suite:
7'1" x 5'6" (2.16m x 1.70m)
Obscure uPVC double glazed window to front. Tiled shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

Bedroom Three:
8'5" x 8'0" (2.59m x 2.46m)
uPVC double glazed window to rear overlooking the field beyond. Radiator.

Bedroom Two:
10'8" x 8'5" (3.26m x 2.59m)
uPVC double glazed window to rear overlooking the field beyond. Radiator.

Bathroom:
9'10" x 5'6" (3.01m x 1.70m)
Panelled bath. Pedestal wash hand basin. Low level WC. Half tiled walls. Radiator. Vinyl flooring.

Rear Garden:
Externally, the garden is laid to lawn and offers a peaceful, private space to enjoy the outdoors. It boasts lovely views over open fields and a stream in the distance, making it a perfect spot to relax during the warmer months.

Material Information:
Verified Material Information

Council tax band: C

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 - Great

Parking: Allocated, Garage, Off Street, and Private

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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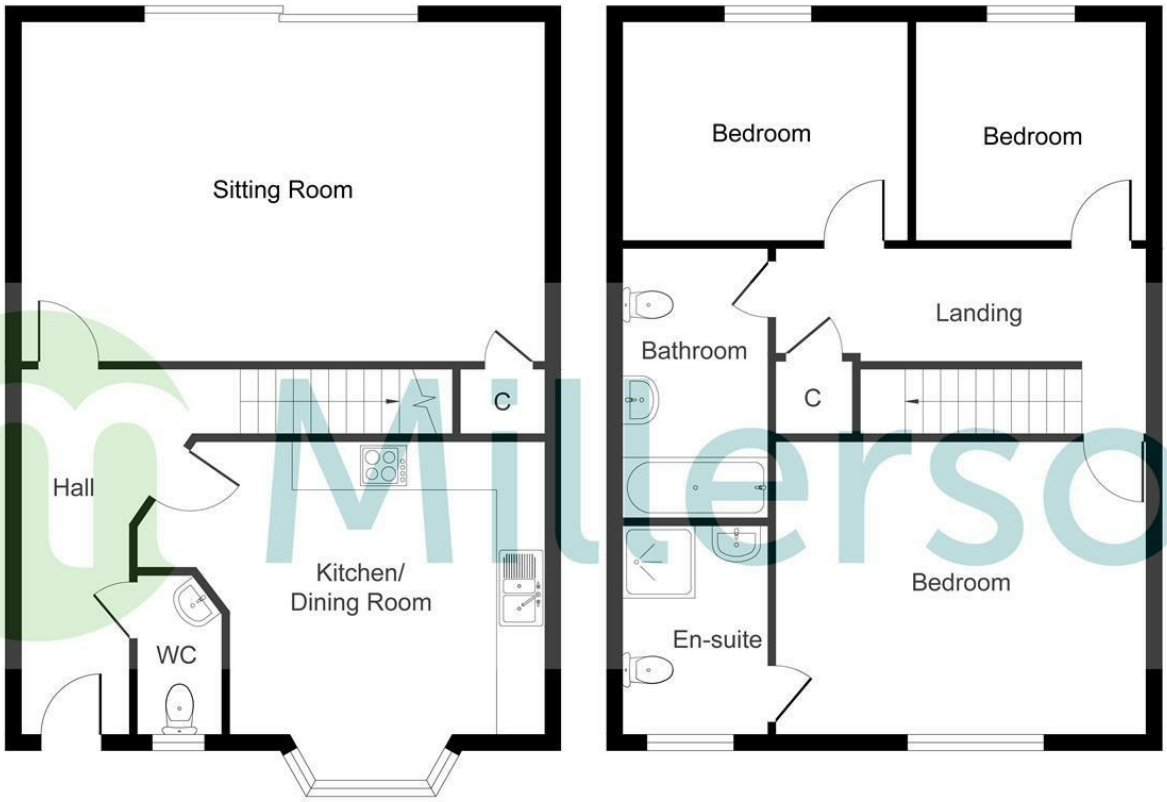
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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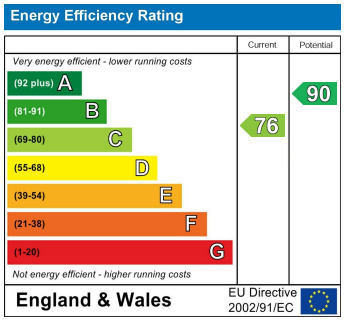

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Please Speak to Our Lettings Area Manager Lizzie Collins
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