



Tavistock Road

Launceston

PL15 9HJ

Asking Price £120,000

- Well-Presented Ground Floor Apartment in a Sought-After Over 55s Development
- Bright and Spacious Sitting/Dining Room
- Two Well-Proportioned Bedrooms
- Gas Central Heating and uPVC Double Glazing
- Attractive Communal Gardens
- Convenient Location for Launceston Town and Local Amenities
 - Allocated Parking
- Vacant Possession – No Onward Chain



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - A

Floor Area 580.00 sq ft



2



1



1



78

Obscure uPVC double glazed door and side window into

Hallway:

Glow Worm combination boiler. Consumer unit. Radiator. Doors off

Living Room:

19'9" x 10'2" (6.030 x 3.103)

A well-proportioned dual-aspect living room with uPVC double glazed windows to the front and side, complemented by sliding patio doors. Two radiators. Open-plan access to the kitchen.

Kitchen:

9'7" x 6'8" max. (2.940 x 2.045 max.)

Open-plan to the living room, the kitchen is fitted with a range of base and wall-mounted units beneath roll-edge work surfaces with tiled splashbacks. Inset stainless steel sink and drainer unit, four-ring gas hob with oven below and extractor hood over. Radiator. Useful tall storage cupboard.

From the Hallway, door off

Bathroom:

6'9" x 5'11" (2.060 x 1.816)

Comprising a panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin and low-level WC. Tiled splashbacks. Heated ladder-style towel radiator. Wall-mounted light with integrated shaver point.

Bedroom Two:

9'8" x 7'7" (2.959 x 2.316)

A comfortable second bedroom with a uPVC double glazed window to the front elevation, providing plenty of natural light. Radiator.

Principal Bedroom:

11'2" x 9'8" (3.427 x 2.959)

Comfortable principal bedroom with a uPVC double glazed window to the side elevation, allowing for good natural light. Radiator.

Material Information:

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 977 years remaining (999 years from 2004)

Service charge: £300/year

Lease restrictions: The Property is for people over the age of 55.

Council tax band: A

EPC rating: C

The building

Other flat, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: Level access

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone good, Three good, EE great

Parking: Communal

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL230906):

- The owner is not allowed to sell, lease, or register a mortgage against the property without obtaining written consent from Pendrucombe Gardens Management Company Limited.

- A single owner cannot sell the property or handle sale money alone because it is held by multiple people. This is a standard legal safeguard to ensure all owners' interests are protected.

- The owner must comply with specific rules in the lease regarding how the property is dealt with; any sale or transfer that breaks these rules will not be officially registered.

Non-coal mining area: yes

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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.

Agents Note:

Pendrucombe Gardens was purpose built for the over 55's. The lease is

999 years starting from June 2004. Yearly Service Charge
£300pa, subject to annual review



Pendruccombe Gardens, Tavistock Road, Launceston,

Approximate Area = 580 sq ft / 53.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Smart Estate Agent Limited. REF: 1495693

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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www.millerson.com

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me!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		