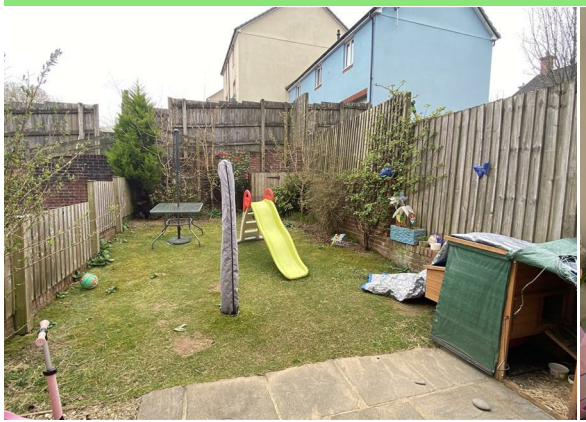
Kensey Valley Meadow

Launceston

Asking Price £175,000

- Modern Mid-Terrace Family Home
- Two Bedrooms
- Living Room/Dining Room With Sliding Doors To Garden
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- No Onward Chain
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - B

Floor Area - 635.00 sq ft

Access to the property is provided by a step or small paved ramp, ensuring easy entry through the front door, which opens into

Hallway:
Stairs to First Floor. Radiator. Doors off

Cloakroom:
Pedestal wash hand basin. Low level WC. Extractor fan. Electrical consumer unit.

Kitchen/Breakfast Room:
10'10 x 7'3 (3.30m x 2.21m)
Fitted with a range of modern wall and base units, complemented by roll-top work surfaces. Features include a four-ring gas hob with stainless steel extractor hood above and an electric oven below. A one and a half bowl stainless steel sink with mixer tap is set beneath a front-facing window. The central heating boiler is neatly housed within a corner cabinet. There is space and plumbing for a washing machine, as well as room for a fridge freezer. Space for a small table.

Living Room/Dining Room:
14'5 max x 10'10 (4.39m max x 3.30m)
Large sliding patio doors provide access to the rear patio and garden. The room also features an under-stairs storage cupboard, two radiators, and both TV and telephone points.

From the Hallway, stairs rise to the

First Floor Landing:
Doors off

Bathroom:
Fitted with a panelled bath and electric shower over, pedestal wash hand basin, and low-level W.C. Additional features include an extractor fan, spotlighting, radiator, and an obscured glazed window to the rear, allowing natural light while maintaining privacy.

Bedroom Two:
12'2 x 7'10 (3.71m x 2.39m)
uPVC double glazed window overlooking the rear garden. Radiator.

Principal Bedroom:
14'5 x 10'6 (4.39m x 3.20m)
A bright and airy room featuring two front-facing windows that allow plenty of natural light. Includes an above-stairs cupboard housing the hot water tank. Radiator.

Outside:
To the front, a small area laid with stone chippings borders the pavement.

To the rear, there is a good-sized lawned garden enclosed by red brick walling and fencing. A few steps lead up to a rear gate, providing access to the parking bays, with two allocated spaces belonging to the property.

Material Information:
Verified Material Information

Council tax band: B

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 - Great, Three - Good, EE - Good

Parking: Allocated

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: B

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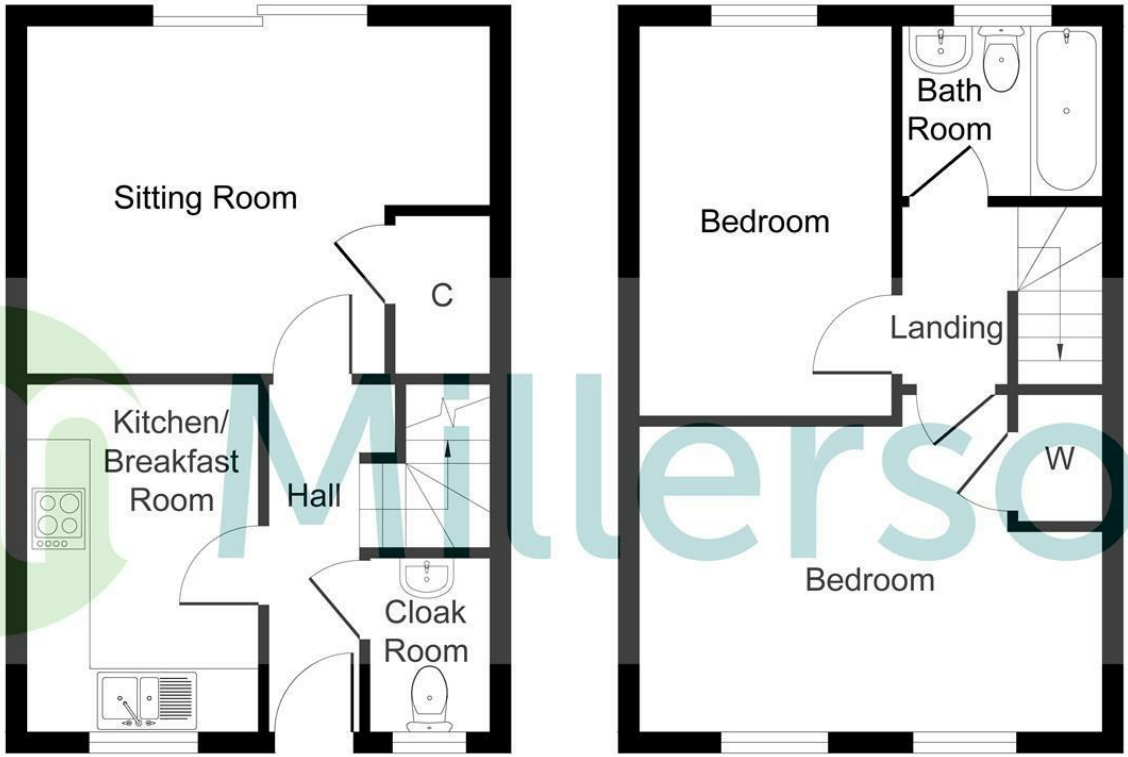
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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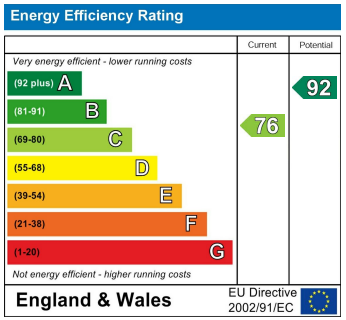

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
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