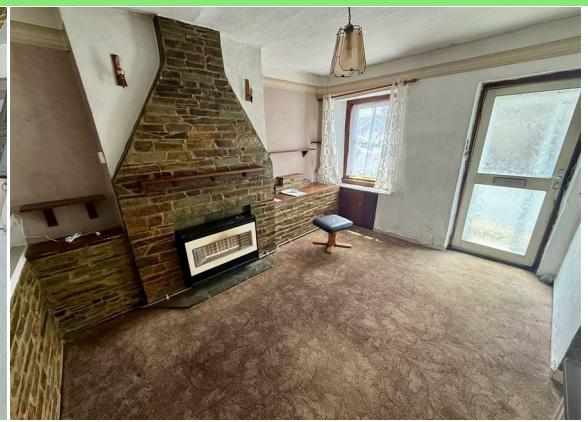
St. Thomas Road

Launceston

PL15 8BX

Asking Price £105,000

- Terraced Family Home
- Three Bedrooms
- In Need Of Renovation
- Lounge
- Dining Room
- Downstairs WC
- Family Bathroom
- No Onward Chain
- Scan QR For Material Information



Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - sq ft

3

2

2

D61

Double glazed sliding doors into

Porch
Porch leads into dining area

Dining Area
10'5" x 12'2" (3.18m x 3.73m)
Archway to your left leading into the Lounge

Lounge
10'8" x 18'6" (3.26m x 5.64m)

Utility/Hallway
8'3" x 7'8" (2.54m x 2.35m)
Utility/Hallway has a door which leads into the Kitchen

Kitchen
19'7" x 8'5" (5.99m x 2.58m)

Downstairs WC
3'10" x 2'4" (1.19m x 0.72m)

To the left of the utility room/hallway is a staircase leading up to the landing

Bedroom 1
9'6" x 10'6" (2.90m x 3.22m)

Bedroom 2
8'0" x 10'5" (2.45m x 3.19m)

Bedroom 3
9'0" x 8'10" (2.76m x 2.70m)

Bathroom
7'3" x 5'4" (2.23m x 1.65m)

Toilet/Shower Room
2'7" x 7'0" (0.80m x 2.14m)

Landing
9'3" x 8'10" (2.82m x 2.70m)

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 - Good, Three - Good, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Age of house
Not a listed building
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: D

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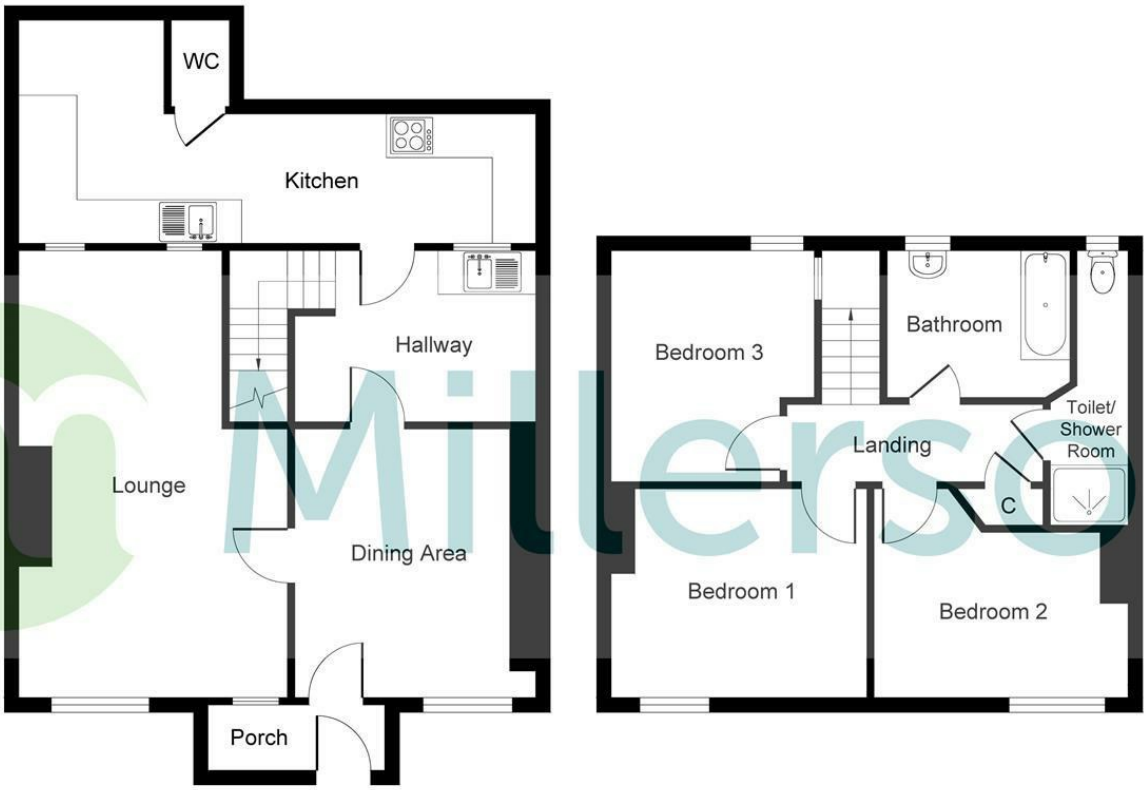
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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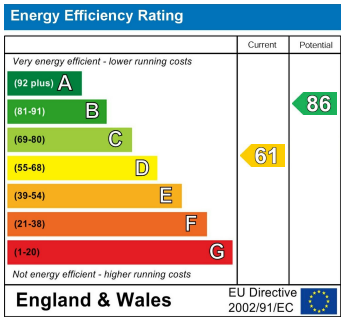

Directions To Property

Sat Nav: PL15 8BX What3Words: ///rational.registers.caps

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