Windmill Hill Terrace

Launceston

Asking Price £150,000

- No Onward Chain
- Views Towards Launceston Castle
- Clear Mundic Block Test
- Three Good Sized Bedrooms
- uPVC Double Glazed Throughout
- Garage With Potential To Create Parking
- Council Tax Band A
- EPC C
- Scan QR For Material Information
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Tenure - Freehold

Council Tax Band - A

Floor Area - 732.00 sq ft

Obscure uPVC glazed door into

Hallway:
Stairs to First Floor with cupboard under. Airing cupboard housing a Glow-Worm combination boiler. Radiator. Doors leading off to:

Lounge:
9'7" x 9'6" plus bay. (2.93 x 2.90 plus bay.)
uPVC double glazed bay window to front with view to the castle. Ornate fireplace with tiled hearth with cupboards to one side. Three radiators.

Kitchen/Dining Room:
17'8" x 10'8" (5.40 x 3.26)
uPVC double glazed window to rear and Obscure glazed uPVC door to side. Range of fitted base units under roll edge work surfaces. Single bowl stainless steel sink unit with tiled splash-backs. Wall mount cupboards, one housing the consumer unit. Shelved cupboard. Space and plumbing for washing machine and dishwasher. Stone fireplace.

Bathroom:
6'8" x 4'0" (2.04 x 1.24)
Obscure uPVC double glazed window to rear. Panelled bath with Triton electric shower over. Vanity wash hand basin with cupboard under. Low level WC. Fully tiled walls.

From the hallway, stairs rise to the

First Floor Landing:
uPVC double glazed window to side. Access to loft. Doors leading off to:

Bedroom Three:
8'2" x 8'1" (2.50 x 2.47)
uPVC double glazed window to rear. Radiator.

Bedroom Two:
11'4" x 6'8" (3.46 x 2.05)
uPVC double glazed window to rear. Radiator.

Bedroom One:
11'3" x 8'8" (3.44 x 2.65)
uPVC double glazed window to front with views to the Castle and Countryside beyond. Radiator.

Outside:
The rear of the property can be accessed from the front via a shared pathway or from the Kitchen. Steps rise up to the rear tiered garden with a decked seating area and planting beds. Timber summerhouse.

Garage:
At the entrance of the private road of Windmill Hill Terrace there is a detached Garage. It would be beneficial to remove this to allow off street parking for one vehicle.

Services
The property is connected to mains water, electricity, gas and drainage. The property falls within Council Tax Band A. The property has been assessed for mundic and has had a clear result.

Material Information:
Verified Material Information

Council Tax Band: A
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
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 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term 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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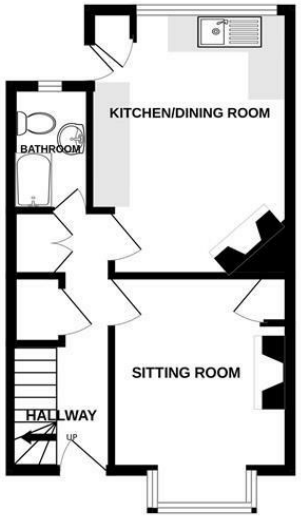
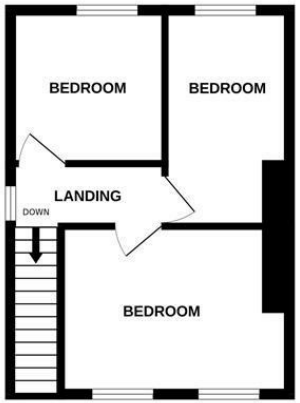
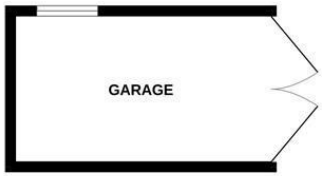
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.





TOTAL FLOOR AREA : 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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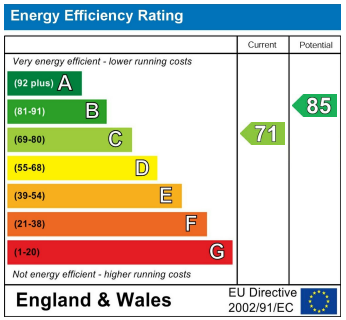

Directions To Property

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