Prince Philip Road

Launceston

PL15 8BZ

Offers In The Region Of £165,000

- End-Terraced Home
- Three Bedrooms
- Some Modernisation Required
- Front & Rear Tiered Gardens
- Views Of The Castle
- No Onward Chain
- Scan QR For Material Information

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Tenure - Freehold

Council Tax Band - A

Floor Area - 1054.87 sq ft

3

1

2

G20

Porch:
5'10" x 5'4" (1.78m x 1.63m)
Obscure glazed uPVC door and uPVC double glazed side window into porch. Door to

Hallway:
11'8" x 6'11" (3.58m x 2.12m)
Stairs to first floor. Door to WC. Storage cupboard. Doors off

Storage Cupboard:
2'4" x 4'9" (0.72m x 1.46m)

Downstairs WC:
4'9" x 2'9" (1.45m x 0.86m)
Obscure uPVC glazed window. Low level WC. Wash hand basin. Half tiled walls

Lounge:
11'5" x 11'8" (3.50m x 3.56m)
uPVC glazed window to front. Door to Dining Room.

Dining Room:
11'5" x 9'6" (3.49m x 2.92m)
uPVC glazed door and large side window to rear garden. Door to Kitchen.

Kitchen:
9'9" x 9'5" (2.98m x 2.89m)
uPVC glazed window to rear. Range of wood effect units incorporating 1 1/4 bowl sink unit with drawers and cupboards below, range of fitted base and wall cupboards including end display units. Space for electric cooker with extractor over. Space and plumbing for washing machine and space for under counter fridge. Tiled splash-backing.

Stairs/Landing:
9'8" x 8'9" (2.97m x 2.67m)
Doors off

Bathroom:
5'6" x 9'9" (1.69m x 2.98m)
Obscure glazed window to front. Three piece suite comprising of panelled bath with shower over. Pedestal wash hand basin. Low level WC. Storage cupboard with hot water tank Part tiled walls

Bedroom 1:
11'5" x 9'6" (3.48m x 2.92m)
Measurements to the front of built-in wardrobes. uPVC glazed window to front

Bedroom 2:
10'9" x 11'5" (3.29m x 3.49m)
uPVC glazed window to rear.

Bedroom 3:
9'8" x 6'6" (2.97m x 2m)
Measurements to the front of built-in wardrobes. uPVC glazed window to rear.

Outside:
To the front of the property is an area laid to lawn, enclosed by fencing and is planted with various mature shrubs.

To the rear is a level area which in turn leads to a tiered garden which is enclosed by low level fencing.

Material Information:
Verified Material Information

Asking price: Offers in region of £165,000

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

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 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: G

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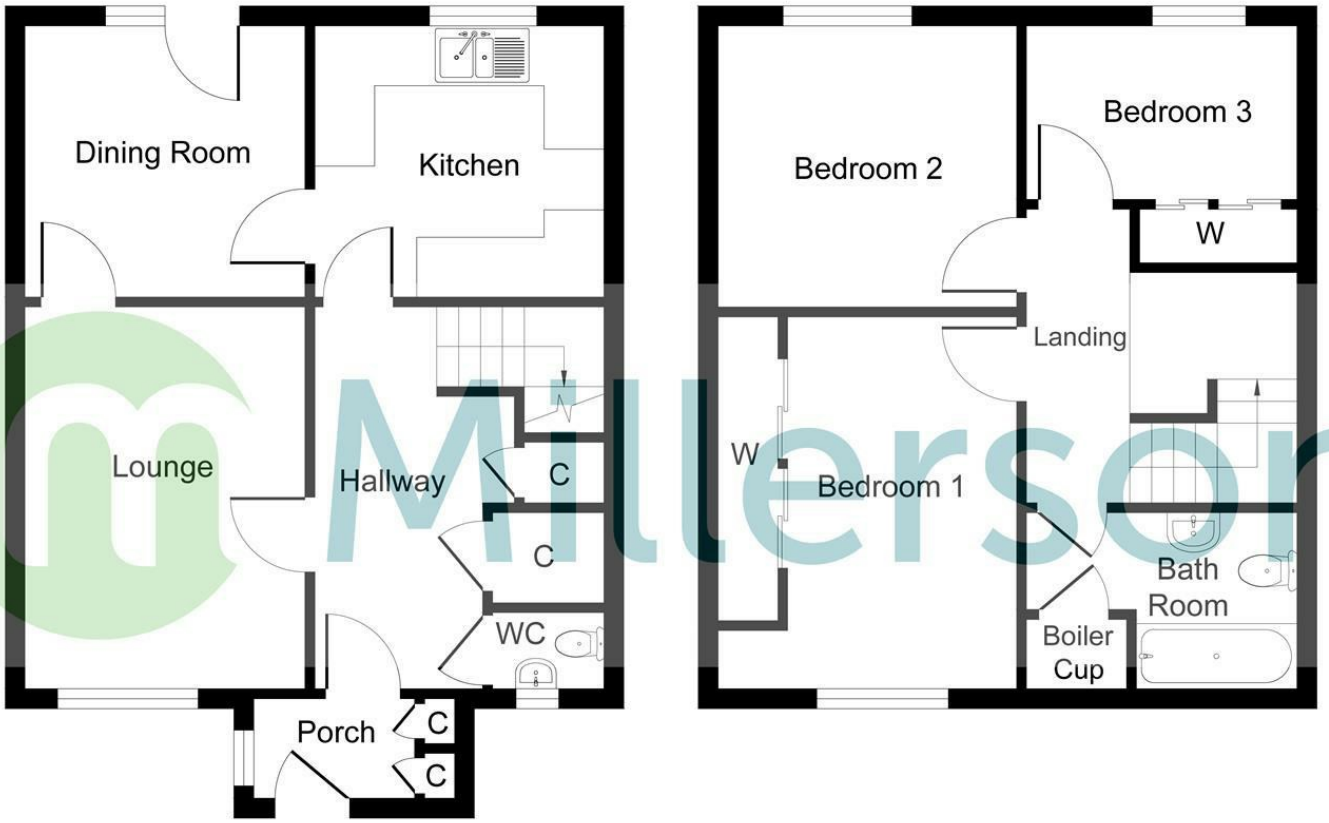
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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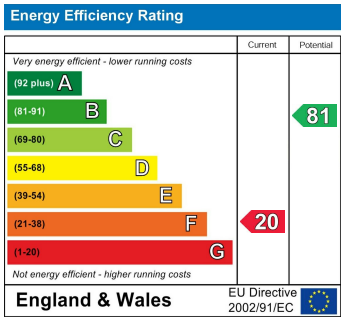

Directions To Property

Sat Nav: PL15 8BZ What3Words: ///furniture.tripods.motion

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