

Meadowside
Launceston
PL15 7PW

Asking Price £149,500

- COUNTRYSIDE VIEWS TO THE REAR
- MODERN KITCHEN
- EN-SUITE SHOWER TO PRINCIPAL BEDROOM
- RECENTLY RE-DECORATED
- UTILITY AND REAR PORCH
- NO ONWARD CHAIN



Tenure - Leasehold

Council Tax Band - A

Floor Area - 0.00 sq ft



Steps upto

CANOPY ENTRANCE PORCH:

Leading into

ENTRANCE HALL:

uPVC part glazed front door. Built-in storage cupboard with shelving and coat hooks. Further built-in airing cupboard with shelving. Radiator.

DINING ROOM:

9'10" x 7'4" (3.02m x 2.26m)

uPVC double glazed window to side. Radiator. Opening into:

SITTING ROOM:

19'3" x 11'3" (5.87m x 3.43m)

Dual aspect with large uPVC double glazed bay windows to front and side. Two radiators. TV aerial point. Telephone point. Attractive fireplace housing electric fire and ornate timber surround and mantel. Wall lights.

From the Entrance Hall, door to

KITCHEN:

10'0" x 8'11" into door recess (3.05m x 2.74m into door recess)

Comprehensively fitted with a range of modern wall and base units under a roll edge work surface and integrated fridge freezer. Space and plumbing for dishwasher. One and a half bowl composite sink with mixer tap. Double glazed window to side. Wall units. Built-in eye level double oven. Ceramic hob and extractor hood over. Wall cupboard housing Worcester LPG Gas fired boiler. Attractive tiled splashbacks.

Archway into:

UTILITY ROOM:

7'4" x 4'9" plus deep storage cupboard (2.24m x 1.45m plus deep storage cupboard) With slatted shelving. Work surface with space and plumbing below for automatic washing machine. Further wall units and storage cupboard with electric fuse board. Radiator. Double glazed door into:

SIDE PORCH:

Half glazed and door to outside.

From the Entrance Hall, door to

PRINCIPAL BEDROOM:

12'5" x 9'4" (3.81m x 2.87m)

Being dual aspect with uPVC double glazed windows to side and rear enjoying fabulous views over the garden and across open countryside beyond. Radiator. Range of fitted wardrobe units and further extensive bedroom furniture with vanity dressing table and drawers. Door into:

EN-SUITE SHOWER ROOM:

8'0" x 5'6" (2.44m x 1.68m)

Opaque uPVC double glazed window to side. Comprising suite with corner shower unit with Mira electric shower and sliding door. Low level WC. Vanity wash hand basin with cupboard unit below, illuminated mirror and cabinets above. Aqua-boarding to shower area and half tiled walls.

BEDROOM TWO:

9'4" x 8'11" (2.87m x 2.72m)

uPVC double glazed window to side with views over countryside. Radiator. Range of built-in bedroom furniture with wardrobes and storage cupboards. Further dressing table unit with drawers below.

BATHROOM:

6'5" x 5'4" (1.98m x 1.65m)

Opaque uPVC double glazed window to side. Comprising three piece suite with bath and electric shower over. Low level WC. Pedestal wash hand basin. Fully tiled walls. Radiator. Light/shaver unit.

OUTSIDE:

To the front of the property is an easy to maintain level gravelled area and driveway providing off-road parking for at least 2-3 vehicles giving access to:

GARAGE:

Metal up and over door with light and power connected.

Pedestrian access on both sides of the property leads into the side and rear gardens. The charming side garden is low-maintenance, featuring mature trees and shrubs, which seamlessly transition into the rear garden. The rear garden is laid to lawn, bordered by mature shrubs and a hedge, and backs onto open farmland, offering a pleasant, sunny aspect.

MATERIAL INFORMATION:

Verified Material Information

Council tax band: A

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

Tenure: Leasehold

Property type: Other

Property construction: Park Home

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)



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

Parking: Garage and Driveway

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: Exempt Property

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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.

Directions To Property

Sat Nav: PL15 7PW
What3Words:///doghouse.conjured.curbed

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Valuation Request



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