



**Oak Moor Drive  
Launceston  
Cornwall  
PL15 9FA**

**Asking Price £185,000**

- Two Bedroom Semi-Detached House
  - Solar Panels
- Kitchen/Diner & Lounge
- Downstairs Cloakroom
- Enclosed Rear Garden
  - Tandem Driveway
  - No Onward Chain
- Scan QR Code For Material Information



# Tenure - Freehold

## Council Tax Band - B

### Floor Area 613.54 sq ft



2



1



1



97

Glazed door into

#### Hallway:

A welcoming entrance hall with stairs rising to the first floor, radiator, telephone point, consumer unit, and solar control switch, providing a practical introduction to the home. Door to

#### Living Room:

14'0" x 9'1" (4.289 x 2.792)

A bright and comfortable living space featuring a uPVC double glazed window to the front aspect, two radiators, television point, and a useful understairs storage cupboard. Door leading through to the kitchen/diner.

#### Kitchen/Diner:

12'6" x 10'0" (3.829 x 3.063)

A well-appointed and sociable kitchen/dining space with a uPVC double glazed window overlooking the rear garden and a door providing direct access to the rear patio and garden. Fitted with a stylish range of sage green shaker-style base and wall units with roll-edge work surfaces and tiled splashbacks. Integrated cooking appliances include a 4-ring gas hob with oven and grill beneath and a concealed extractor over. There is a 1¼ stainless steel sink unit, space and plumbing for a washing machine, and further space for a freestanding fridge/freezer. Additional cupboard housing the Worcester gas combination boiler. Door to cloakroom.

#### Cloakroom:

4'10" x 3'1" (1.477 x 0.959)

A neatly appointed cloakroom with obscure uPVC double glazed window to the side aspect, comprising a pedestal wash hand basin and low level WC. Finished with a radiator, providing a practical and convenient ground floor facility.

From the Hallway, stairs rise to the

#### First Floor Landing:

Radiator. Access to loft. Doors off

#### Bedroom Two:

12'7" x 9'2" (3.843 x 2.819)

A well-proportioned bedroom featuring a uPVC double glazed window overlooking the rear garden, offering a pleasant outlook. Includes a radiator and television point, making it a comfortable and versatile space suitable for a guest room, nursery, or home office.

#### Bathroom:

6'2" x 6'1" (1.890 x 1.864)

This well-appointed bathroom comprises a panelled bath with mixer taps and shower attachment, complemented by a fitted shower screen. Further benefits include a pedestal wash hand basin, low level WC, part tiled walls, radiator, shaver point, and extractor fan, creating a practical and comfortable space.

#### Principal Bedroom:

9'2" extending to 12'7" x 8'9" (2.797 extending to 3.850 x 2.688)

A well-proportioned main bedroom featuring a uPVC double glazed window to the front aspect. Includes a radiator and useful over-stairs cupboard, providing valuable additional storage while maintaining a bright and comfortable feel.

#### Outside:

To the front of the property is a neat garden area with a mature shrub, adding a touch of greenery and kerb appeal. To the side is a tandem driveway providing off-road parking.

To the rear, an enclosed garden offers a private and practical outdoor space, featuring a raised patio accessed directly from the kitchen — ideal for outdoor dining. Steps lead down to a further garden area, which is part laid to stone and part lawn, all enclosed by timber fencing with the added benefit of a rear access gate.

#### Material Information:

# Verified Material Information

#### ## Costs and tenure

Tenure: Freehold

Council Tax Band: B

EPC rating: A

#### ## The building

Semi-detached house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

#### ## Services

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated, Off Street, and Private

Not in a controlled parking zone

No disabled parking available

#### ## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL298349):

- The owner cannot sell or transfer the property without a certificate from a conveyancer (a property lawyer) confirming that certain rules in the 2013 Transfer document have been followed.

- There are restrictive covenants, which are rules that limit what the owner can do with the property, as detailed in the 2013 Transfer.

Non-coal mining area: yes

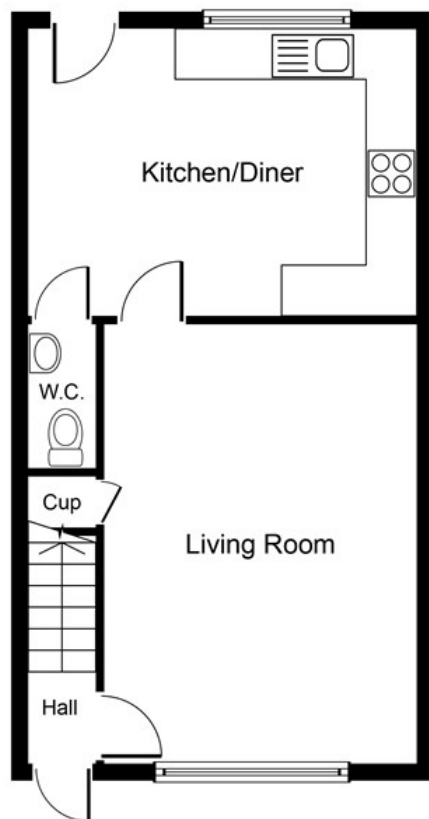
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

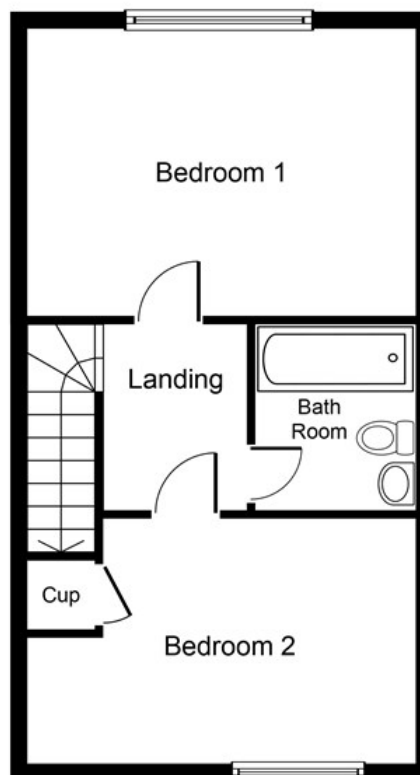
#### Agents Notes:

There is a Service Charge of approx £180 pa.





**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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Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

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To Arrange A Valuation**

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | <b>97</b>               | <b>98</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |