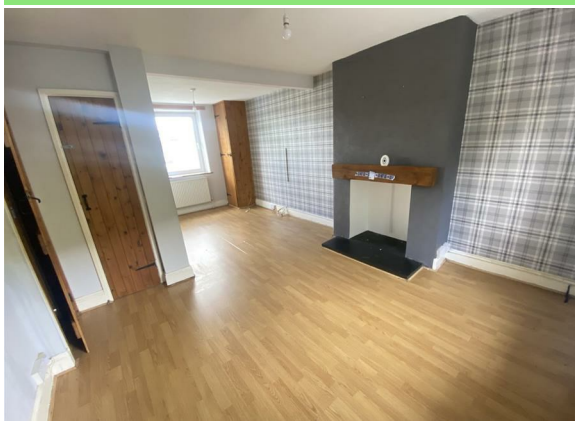




Ivydale Cottages  
Launceston  
PL15 8JF

Asking Price £140,000

- Character Home
- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
  - Summer House
- No Onward Chain
- Scan QR For Material Information



Tenure - Freehold

Council Tax Band - A

Floor Area - 1173.28 sq ft



### Property

Public Notice

Address: 6 Ivydale Cottages, Launceston, PL15 8JF

We are acting in the sale of the above property and have received an offer of £137,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C70.

This is a surprisingly spacious three bedroom house set on three levels and with an enclosed garden and summer house, lying a short walk from the town Centre. Accommodation briefly comprises living room, bathroom and on the lower ground floor, kitchen/diner, and on the first floor are three bedrooms. From the kitchen there is a level enclosed garden ideal for children and pets with various outbuildings and a summer house.

### Location

This is a lovely area, tucked towards the end of a quiet no through road, a short walk from the town Centre and also the extensive range of shops and local business in Newport area.

**Accommodation, all dimensions are approximate.**

### Living Room

20'1" x 11'11" (6.13 x 3.65m)

Front door with fan light, open fire ( not in use) with wood mantle shelf, dual aspect room with double glazed windows to front and rear elevation, two double radiators, cupboard housing gas boiler, cloaks cupboard, door to:

### Bathroom

8'11" x 6'0" (2.72m x 1.85m)

Part tiled walls, double glazed window to rear elevation, wash basin and shelf below, low level WC, panelled bath with shower attachment, heated towel rail.

### Lower Ground Floor

### Dining Room

12'7" x 11'5" (3.86m x 3.50m)

Wood panelled walls, tiled walls, panelled radiator, beamed ceilings and tiled floor, under stairs cupboard.

### Kitchen

13'6" x 11'1" (4.12m x 3.40m)

Range of base units, one and half bowl sink unit with mixer taps, for ring gas hob and extractor over, tiled splash back and wall units double

glazed window to rear garden, half double glazed door to the rear garden, beamed ceilings, tiled floor, plumbing for washing machine and plumbing for dishwasher, inset spot lights.

### First Floor Landing

### Bedroom One

10'11" x 8'9" (3.34m x 2.68m)

Wood panelling to walls, panelled radiator, built in wardrobe with cupboard above,

### Bedroom Two

10'6" x 7'3" (3.21m x 2.23m)

Double glazed window to rear elevation, panelled radiator.

### Bedroom Three

7'8" x 6'6" (2.36m x 2.00m)

Double glazed window to rear elevation, panelled radiator.

### Outside

The gardens are to the rear, with lawn area, timber garden shed ( 2.2m x 1.5m) decked area and summerhouse/chalet ( 3.1m x 2.5m)

### Services

Mains Water, Electricity, Gas, Drainage.

### Material Information

Verified Material Information

Asking price: Guide price £140,000

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

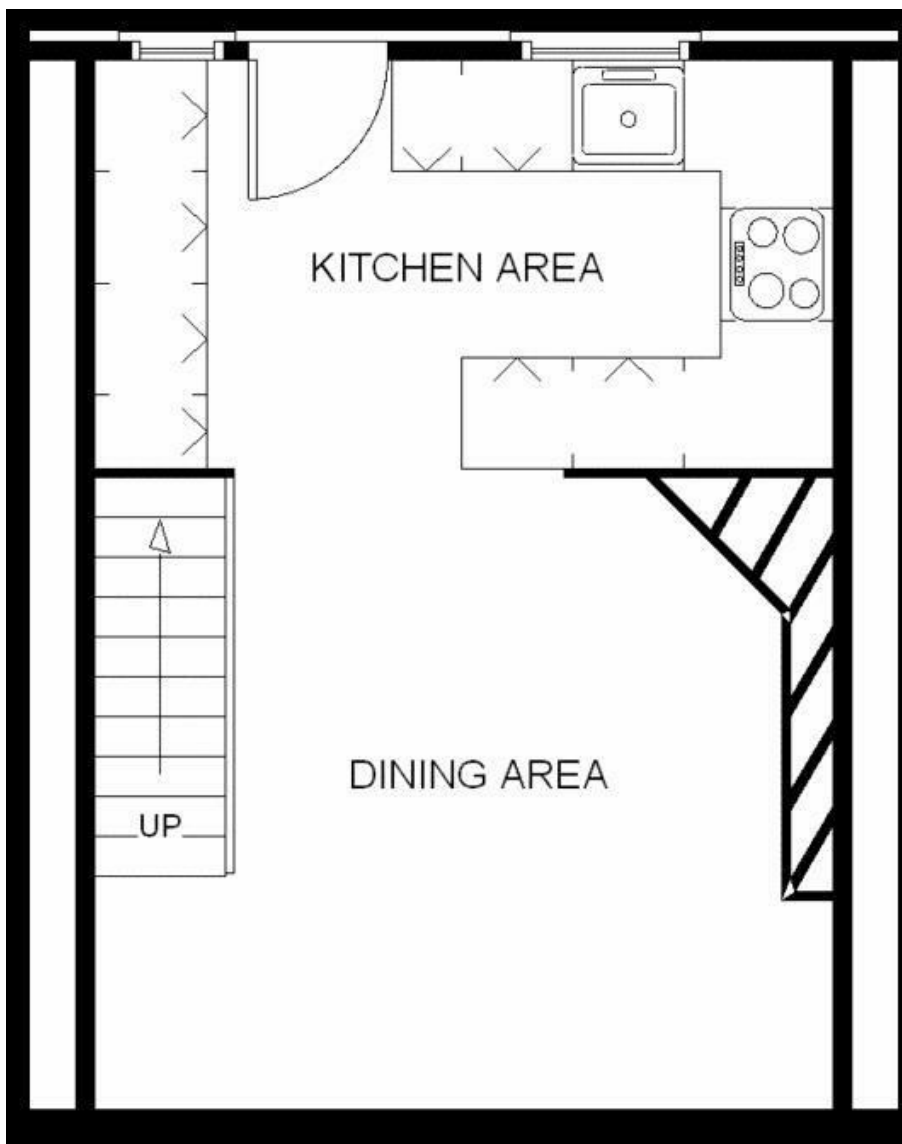
Non-coal mining area: Yes

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.





## Directions To Property

Sat Nav: PL15 8JF What3Words:  
///afflicted.explores.cautious

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T: 01566 776055  
www.millerson.com

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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