

11 Ranch View

Launceston | Cornwall

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Guide Price £185,000







Enjoying a pleasant location is this 3 bedroom terraced home with a rear garden and unrestricted on street parking.

As you enter the home there is a cosy lounge with a feature open fireplace. The kitchen has space for undercounter appliances and looks out over the garden. The adjacent dining room is a good sized room with space for a table and chairs and doors lead out to the sun room which would make an ideal hobbies room or extra storage space.

On the first floor are 3 bedrooms and a family bathroom. Bedrooms 1 and 2 are doubles and bedroom 3 is a single or could be used as an office or nursery. The bathroom is partly tiled and has an electric shower over the bath.

The garden has an initial paved area, perfect for sitting out and enjoying the sun. A couple of steps lead down to the lawn which has flower borders. There is a large garden shed at the bottom of the garden and a gate out to a communal right of way giving rear access.

The home requires some modernisation throughout allowing a buyer to put their own mark on the property.







Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 7DH. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside. Take the next right hand and the property will be located up the hilll on the left hand side.

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Sitting Room
11'0" max x 12'2" max (3.37m max x 3.73m max)

Kitchen
5'10" x 10'4" (1.78m x 3.16m)

Dining Room
10'6" max x 9'11" (3.22m max x 3.03m)

Sun Room
9'11" x 6'9" (3.03m x 2.07m)

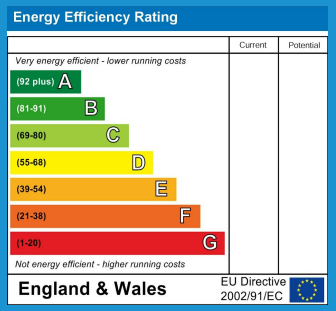
Bedroom 1
10'9" max x 11'3"max (3.30m max x 3.44mmax)

Bedroom 2
9'6" max x 11'0" (2.92m max x 3.36m)

Bedroom 3
6'10" x 6'8" (2.10m x 2.04m)

Bathroom
5'6" x 4'5" (1.70m x 1.35m)

Services
Mains electricity, gas, water and drainage.
Council Tax Band A.













IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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