

104 Kensey Valley Meadow

Launceston | Cornwall

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Guide Price £145,000







Located in a tucked away position is this FREEHOLD 2 bedroom modern coachouse. The well presented accommodation includes an open plan kitchen/sitting/dining room which is dual aspect. The property benefits from an off road parking space and overlooks a nearby green area.

The property is entered via a hallway on the ground floor with space for coats and shoes with stairs rising to the first floor landing. There is an open dual aspect sitting/dining room with direct access into the kitchen area where there is a built in storage cupboard plus a range of eye and base units with integrated appliances. There is a stylish bathroom alongside 2 bedrooms. The main bedroom is a good size double with a window overlooking a row of trees.

A short walk away is a private off road parking space. There is an external door providing access to a built in cupboard ideal for bins and recycling.

The property itself is freehold with the garages below being leasehold and belonging to nearby neighbours. The property is available with NO ONWARD CHAIN and may appeal to first time buyers or investors looking for an attractive rental property.







Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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

Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout left again. Follow this road bearing left and proceed up the hill where the property will be seen on your left.

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Entrance Hallway & Stairs

Lounge/Dining Room
17'5" x 10'1" (5.31m x 3.09m)

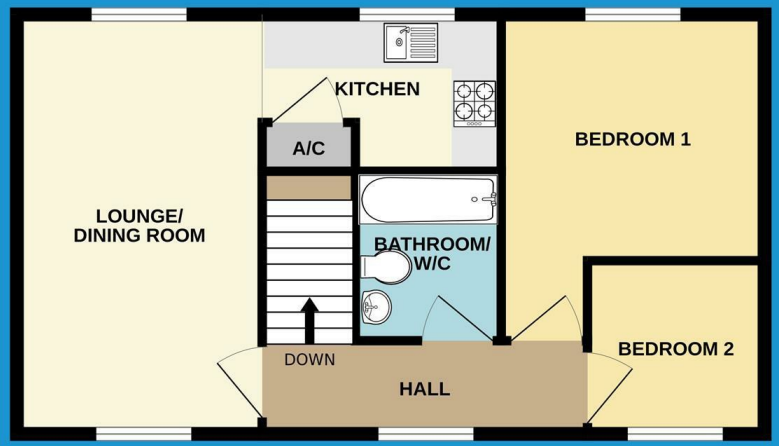
Kitchen
10'2" x 6'5" (3.10m x 1.97m)

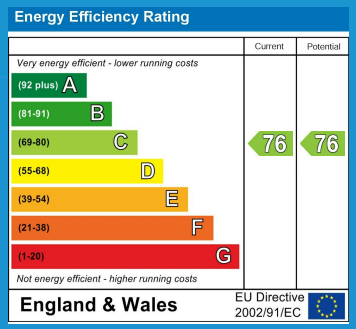
Bedroom 1
11'0" x 10'0" (3.36m x 3.05m)

Bedroom 2
7'1" x 7'4" (2.16m x 2.25m)

Bathroom
6'8" x 5'10" (2.05m x 1.80m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band A











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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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