



1 Pendruccombe Gardens, Tavistock Road
Launceston | Cornwall



Town • Country • Coast



Tucked away within a purpose built retirement complex for the over 55's is this detached 2 double bedroom home in need of minor updating. The property has gas central heating, double glazing, an enclosed rear garden and a single garage. Available with NO CHAIN.

Your enter into a hallway with doors to the kitchen and sitting plus a staircase to the first floor. The sitting room is front aspect overlooking the front garden. The sitting room is open plan to the dining room which is dual aspect and has a view over the rear garden. The side aspect has a distant view towards open countryside. Adjoining the dining room is the kitchen which has a range of eye and base level units plus doors to the side garden and to a useful ground floor WC.

The first floor has 2 double bedrooms and a family bathroom. The master bedroom is a particularly good size with 2 front aspect windows and plenty of room for a double bed plus any bedroom furniture. The second bedroom is a rear aspect double bedroom with a fantastic view towards open countryside. Both bedrooms share a family bathroom which has a matching 3 piece suite including a full length bath. Also located on the landing is a useful built in airing cupboard.

In front of the property is a pathway to the front door with a small garden requiring minor attention. Adjoining the property is a single garage with a rear door into the garden. The rear garden requires landscaping giving a purchaser the ability to create a garden to their own design and style.

The property is part of a larger development built in circa 2006 for those 55 and over and is very convenient for Tesco, the retail park and the town centre beyond.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 for the property is PL15 9HJ. What Three Words is 'scales.allies.waxer' and this will take you directly to the property. From Launceston Town centre drive under the Southgate Arch into Exeter Street. At the T junction turn right into Tavistock Road a continue for half a mile. The entrance to the development will be seen on your left hand side. Bear left where the property will be seen ahead.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance

Living Room

11'7" x 10'5" (3.55m x 3.19m)

Dining Room

10'11" x 9'0" (3.35m x 2.76m)

Kitchen

10'11" max x 7'8" max (3.35m max x 2.35m max)

W/C

6'4" x 2'9" (1.95m x 0.86m)

First Floor Landing

Bedroom 1

13'7" x 12'11" max (4.14m x 3.94m max)
Excluding Recess

Bedroom 2

10'8" x 9'7" (3.27m x 2.93m)

Bathroom

7'3" x 6'7" (2.21m x 2.01m)

Garage

17'7" x 8'9" (5.36m x 2.68m)

Services

Management & Service charge for August
23 - July 24 is £275.00 PA

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast