



North Hill | Launceston | Cornwall



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Situated in a popular traditional village is this attached 2 bedroom cottage with an enclosed rear garden. The property has scope for cosmetic TLC but has a modern kitchen and shower room. **NO CHAIN.**

You enter the property into a hallway with a staircase to the first floor. Ahead is a door through to the generous and unusual shaped sitting/dining room with numerous windows offering lots of natural light. To the corner of this room is a door through to the kitchen with a range of modern eye and base level units, plus integrated appliances. Located off the hallway is a ground floor shower room with a modern white suite including a separate shower enclosure.

On the first floor is a landing area with a window with both bedrooms leading off. The master bedroom is a good size double bedroom with a velux window and a bank of built in wardrobes. Bedroom 2 is an unusual shape room with an eaves storage area and plumbing for a WC and sink to one side. With some reconfiguration this room could be enlarged with the removal of the WC, sink and eaves storage area creating a better shape bedroom. Subject to alterations there could be scope to fit a shower room on the first floor.

Adjoining the cottage to the rear is a level and enclosed garden which offers a purchaser the chance to create and design a garden to their own liking. A gate from the garden opens out to an off road parking space.



Situation

North Hill is a picturesque village in North Cornwall and features a popular "The Old School inn" and a popular village hall plus a wealth of beautiful rural walks especially in and around the Trebartha Estate. North Hill is relatively equidistant from the two thriving market towns of Launceston and Liskeard, both of which offer a wide range of amenities including a Train Station at Liskeard and both offering a range of schools, supermarkets and individual shops. Launceston also offers great access to the A30 and links into West Cornwall alongside the City of Exeter.

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Entrance Hallway
10'2" x 7'1" (3.11m x 2.18m)

Shower Room
6'6" x 5'6" (1.99m x 1.69m)

Living Room/Dining Room
23'4" max x 19'11" (7.12m max x 6.09m)
Irregular Shape

Kitchen
11'6" x 7'3" (3.53m x 2.21m)

First Floor Landing

Bedroom 1
13'4" x 10'11" (4.08m x 3.33m)
Into Eaves

Bedroom 2
11'10" max x 9'1" max (3.63m max x 2.79m max)
Irregular Shape

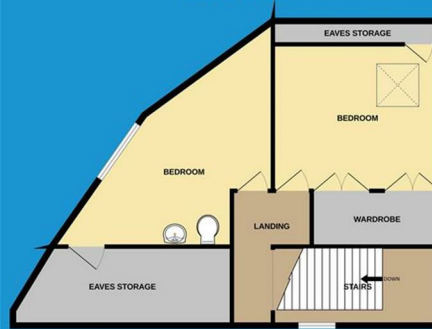
Store
11'9" x 5'0" (3.60m x 1.54m)
Into Eaves

Services
TBC

Ground Floor

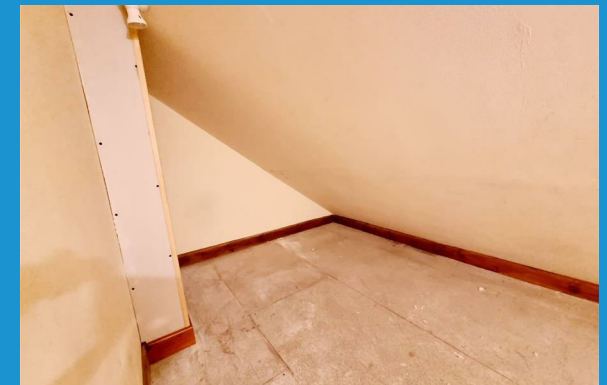


First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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