



Kit Hill View

Launceston | Cornwall



Town • Country • Coast



A well presented 2 bedroom house situated on a popular development with an enclosed garden at the rear and a garage alongside 2 parking spaces. The property features 2 double bedrooms, open-plan kitchen and dining room and a downstairs WC. The property is accessed via steps at the front with a well stocked front garden with shrubs and trees providing privacy.

There is an entrance hallway with stairs to the first floor, living room with a front facing window, kitchen and dining room with a door to the rear garden and the cloakroom with WC. On the first floor there are the 2 bedrooms alongside the bathroom.

The rear garden has a fenced border with a gateway at the rear. The parking spaces are just around the corner from the property with the garage situated under a coach house and as such, held on a leasehold tenure (the house itself is freehold).

This modern property is situated on a modern estate and has gas central heating and double glazing and benefits from communal areas including a park on the development and there is an estate charge of circa £200.00 per annum.



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 peninsular 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's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Hallway

Living Room

14'0" x 9'1" (4.29m x 2.79m)

Kitchen/Dining Room

12'7" max x 10'1" (3.84m max x 3.09m)

W/C

4'9" x 3'1" (1.46m x 0.96m)

First Floor Landing

Bedroom 1

12'7" x 9'2" max (3.85m x 2.80m max)

Bedroom 2

12'8" max x 8'9" (3.87m max x 2.69m)

Bathroom

6'2" x 6'2" max (1.89m x 1.89m max)

Services

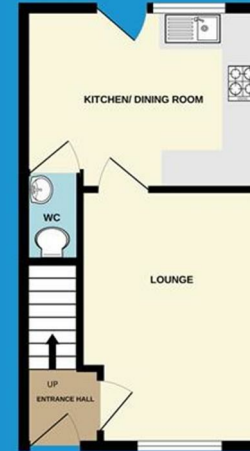
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band B.

Agents Note

The house is freehold however, the garage is leasehold, with an annual peppercorn rent is payable to the freeholder of the coach house above.

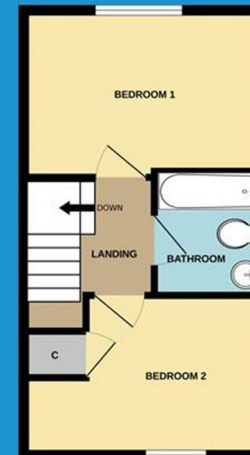
The vendor has informed us there is an estate maintenance charge of £200 per annum.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(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	

First Floor



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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