



## 4 Beacon View

Lewannick | Launceston | Cornwall



Town • Country • Coast





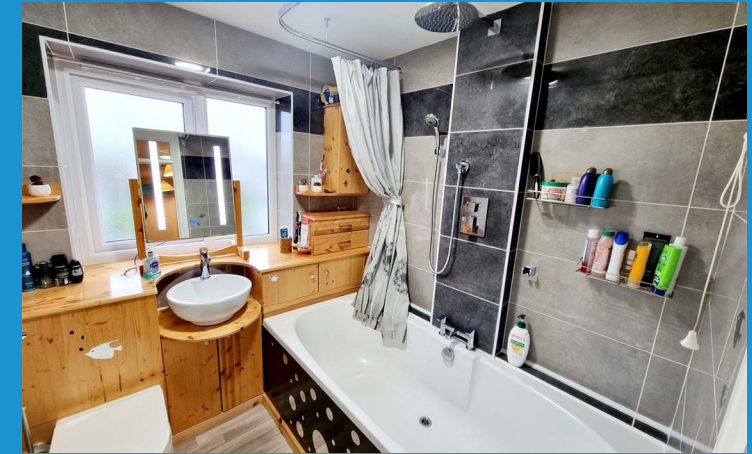
Ideal opportunity to purchase a modern 3 bedroom end of terrace house offered for sale under a section 106 agreement shared equity scheme. The property is offered for a sale with 40% equity (with rent payable on the remaining equity).

You enter the property into a hallway with staircase to the first floor, ground floor WC and built in coats cupboard. The kitchen is front aspect with a range of modern eye and base level units. Overlooking the rear garden is a generous L shaped sitting/dining with with sliding patio doors giving access to the garden. Under the staircase is as a deep built in storage cupboard. On the first floor are 3 bedrooms, family bathroom and airing cupboard. The master bedroom is a good size double with built in storage, a further built in wardrobe and a window overlooking the adjoining field. Bedroom 2 is another side aspect double bedroom with a pleasant view. Finally bedroom 3 is a rear aspect single bedroom. The family bathroom has been refitted and has a matching 3 piece suite.

In front of the property is an allocated off road parking space. A pathway leads to the front door with covered storm porch. The rear garden is fully enclosed to all sides and is majority laid to lawn with a small patio area. Down the side of the property is a covered area ideal for storage. At the far end of the garden is a bespoke detached workshop with attached home office. The workshop is accessed via double glazed french doors and has plenty of space as a workshop or alternatively a home gym. Adjoining the workshop is a separate home office area with a side aspect double glazed window and is perfect place to work from.

The property is shared ownership with the current owners selling a 40% equity share in the property. A monthly rent of £344.42 is payable on the balance of the equity. The property is subject to a Section 106 occupancy restriction limiting occupation to those with a local connection to the area and a need for local housing.





### Situation

Lewannick is a desirable village with a General stores/Sub post office, Public house, Parish Church, and County Primary School, and offers close proximity to the A30. Launceston lies approximately 7 miles away. 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

The postcode for the property is PL15 7FE. Heading Westbound along the A30 dual carriageway, take the slip road for Lewannick. At the T junction turn left and on entering the village at the next junction go straight across. Keeping the church on the left and after approximately 100 yards bear left signposted Trelaske. After a short distance turn left into Beacon View and the property will be found ahead in the far left hand corner.

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### Entrance Hallway

### W/C

5'1" x 3'2" (1.57m x 0.98m)

### Kitchen

11'3" x 8'11" (3.44m x 2.73m)

### Living Room/Dining Room

16'5" x 15'5" max (5.02m x 4.70m max)

### First Floor Landing

### Bedroom 1

10'3" x 9'10" (3.14m x 3.01m)

### Bedroom 2

12'0" x 9'3" (3.66m x 2.84m)

### Bedroom 3

8'9" x 6'9" (2.67m x 2.08m)

### Bathroom

6'9" x 6'2" (2.07m x 1.90m)

### Outside

### Workshop

16'7" max x 15'4" max (5.08m max x 4.69m max)

### Office

9'5" x 5'1" (2.89m x 1.55m)

### Services

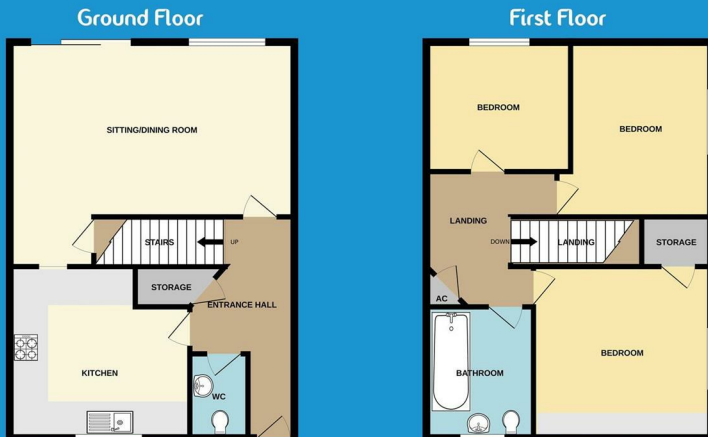
Mains Electricity, Water & Drainage.  
Air Source Heat Pump heats the property and water.  
Council Tax Band B.

### Tenure

Leasehold 125 years from 2011.  
(Copy of Section 106 agreement is available to view). The current rent for the remaining equity is £344.42 per month. The service charge is paid monthly and is £41.00 per month.

### Agent Note

The property is subject to a Section 106 occupancy restriction limiting occupation to those with a local connection to the area and need for local housing. Any prospective purchaser must demonstrate they live and/or work in the parishes of Lewannick, North Hill, South Petherwin, Altarnun, Trewen, Lezant & St. Thomas. They must also have been a permanent resident in the area for three years prior to application, have a permanent place of work in the area for three years prior to application and have a close family connection with Locality five years prior to application and where a caring dependency relationship can be established.



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

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