



36 Kit Hill View
Launceston | Cornwall



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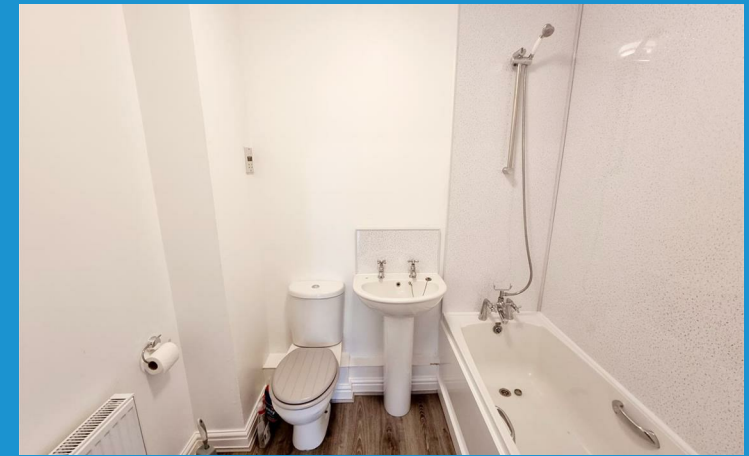


A well presented two bedroom freehold coach house featuring a garage and further parking situated in a popular residential location in a tucked away location. The property is marketed at 70% of its open market value under a section 106 agreement and as such can only be purchased by a buyer with a local connection to Launceston.

You enter into a hallway with stairs to the first floor. A door off the ground floor way open into the single garage which is a good size and has an understairs storage cupboard. On the first floor is an open plan sitting & dining room. The kitchen area has a range of modern eye and base level units leaving space for appliances. The master bedroom is front aspect and is a good size double leaving space for furniture plus a built in storage cupboard. Bedroom 2 is side aspect single bedroom or potential study. The bathroom has been updated with a matching 3 piece suite.

The property is being offered for sale at 70% of its open market value. There is a local eligibility criteria that says a purchaser must be able to meet, 3 years + residency or 3 years permanent employment 16 hours + per week or Former residency first 10 of 16 years of life or close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister).

In addition the applicant will need to, be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market, have a maximum household income of £80,000, have a minimum 10% deposit (or 5% with relevant AIP), have a recent AIP from a s.106 lender.



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 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 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.

Directions

The postal code for the property is PL15 9EF. What 3 words for the property is 'diplomas.recently.pancakes' and this will take you directly to the property. From our office turn left into Hurdon Road and take the next right hand turning just before the traffic lights. Keep following the road down and take the next right hand turn and then continue along this road taking the next left hand turn where the property can be found in a cul-de-sac location on the left.

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Entrance Hallway

Living Room

17'7" x 10'8" (5.38 x 3.27)

Kitchen

8'5" x 6'4" (2.59 x 1.95)

Bedroom 1

12'2" shortening to 8'9" x 10'4" (3.73 shortening to 2.69 x 3.15)

Bedroom 2

8'9" x 6'4" (2.69 x 1.95)

Bathroom

7'1" x 5'7" (2.17m x 1.72m)

Single Garage

16'11" x 8'2" (5.18 x 2.49)

Services

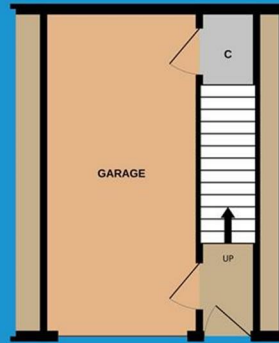
Mains Electricity, Gas, Water & Drainage.
Council Tax Band A.
Gas Central Heating.

Agents Note:

The other garages are leasehold to the neighbouring properties.

The vendor has informed us that there is a maintenance charge of £126.50 per annum.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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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