



10 Duchy Close

Launceston, Cornwall, PL15 8XL

KIVELLS

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Launceston, Cornwall, PL15 8XL

£150,000 Guide Price

Two bedroom terraced property

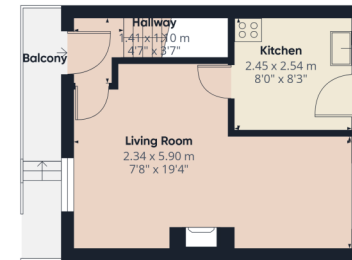
Driveway parking for one car and enclosed rear garden

In need of some refurbishment throughout

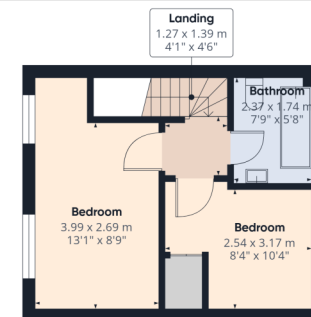
Fantastic investment or first time purchase opportunity

Offered for sale with no onward chain

EPC - E



Floor 0



Floor 1



Approximate total area*

54.2 m²
584 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Location

Duchy Close is within the Lanstephan area of Launceston. The property is a short drive from the town centre and is within 5 minutes walk of open countryside. Launceston, on the Cornwall / Devon border enjoys a good balance of travel distance to all parts of the two Counties by virtue of the nearby A30 dual carriageway spine road. Eastwards (42 miles) is the city of Exeter providing intercity rail link, international airport and M5 motorway link. Southwards (28 miles) is the city of Plymouth providing continental ferry port and intercity rail link.

In all directions from Launceston there is scenery of outstanding natural beauty, be it the rugged coastline famed for popular family surfing beaches and picturesque former fishing villages to the north, or to the west the open expanses of Bodmin Moor ideal for walking and riding. To the east is Dartmoor National Park and running southwards is the hidden secrets of the Tamar Valley steeped in 18th Century mining history.

Accommodation

Steps rise to uPVC front door with two obscure large panels giving access into:-

ENTRANCE HALLWAY

Carpet, round ceiling light and electric heater. Stairs rising to first floor. Door into:-

LIVING / DINING AREA

Windows to the front and rear elevations. Open fire with tiled hearth and mantel. Electric heater, round ceiling light and carpet. Door into storage cupboard. Space for living room furniture and dining table. Door into:-

KITCHEN

Window to the rear and uPVC double panel obscure door to the rear. Range of base and eye-level units with work surface over and inset stainless steel sink and drainer, electric oven, gas hob, space for fridge / freezer and washing machine. LVT flooring.

FIRST FLOOR LANDING

Doors off to first floor rooms. Carpet. Loft hatch.

BATHROOM

Obscure window to the rear of the property. Suite of panel enclosed bath with separate taps, close coupled W.C. and pedestal wash hand basin with separate taps and tiled splash back. Pendant light, LVT flooring.

BEDROOM TWO

Large window to the rear elevation. Single bedroom with space for free standing storage. Airing cupboard with water tank. Carpet.

BEDROOM ONE

Two windows to the front elevation with distant countryside views. Space for double bed and free standing bedroom furniture. Round light and carpet.

Outside

At the front there is parking and to the left hand side is a front garden with shrubs and bushes with steps rising to the front door. The rear garden is enclosed by wooden fencing having a patio area and raised area which could be laid to lawn or used for flower beds. At the front of the property there is a driveway providing parking for one car along with a area that is currently housing a variety of well-established shrubs and flowers. Steps then lead you to the front entrance of the property.

Services

Mains water, electricity, gas and drainage.



EE Rating - E



Council tax band - A



Directions

What3Words - ballpoint.windows.download



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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