



8 Alexandra Terrace

Launceston, Cornwall, PL15 9BU

KIVELLS

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£235,000 Guide Price

Three bedroom end terrace house

Spacious and well presented living accommodation

Enclosed low maintenance front and rear gardens

Offered for sale with no onward chain

EPC - D



Situation

Alexandra Terrace is within walking distance to Launceston town centre and easy access to primary school, Launceston College and Leisure Centre. Launceston offers a full range of social, commercial and shopping facilities together with the A30 dual carriageway spine road providing a better balance of travel distance to all parts of Cornwall to the west and into Devon to the east linking with the M5 motorway at the City of Exeter which also has mainline railway station and international airport.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing



A fantastic opportunity to purchase this spacious and well-presented end-of-terrace house, offered for sale with no onward chain and conveniently located within walking distance of a range of local amenities. The property briefly comprises an entrance hallway, a spacious living room, kitchen / diner, utility room, downstairs W.C. and useful outside store. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, predominantly laid to lawn, together with a small courtyard area accessed from the utility room.

An ideal home for families or first-time buyers, this well-located property offers generous living accommodation both inside and out.

Accommodation

Wooden front door into:-

ENTRANCE LOBBY

Tiled floor, fuse board and obscure wooden door into:-

HALLWAY

Stairs rising to first floor. Pendant light, tiled flooring and doors leading to ground floor rooms.

LIVING ROOM

Bay window to the front elevation with shutters. Wooden panelling to half height, carpet and radiator. Tiled open fireplace with marble hearth and cast iron fire.

KITCHEN / DINER

Window to the rear elevation. Range of base and eye level units with inset Belfast sink and mixer tap, SMEG oven with hob, extractor fan and tiled splash backs. LVT flooring, access into under stair storage cupboard, hanging pendant light and door into:-

UTILITY ROOM

Windows to the side elevations and door leading to the rear garden. Base units with

work surface over. Space for washing machine and tumble dryer. LVT flooring and round ceiling light.

W.C.

Obscure window to the side elevation. Close coupled W.C. and wall hung sink with mixer tap. Round light and vinyl flooring.

STORAGE AREA

Wooden door leading to the rear garden and window to the side elevation. Space for storage. Electric connected.

FIRST FLOOR LANDING LOWER SPLIT LEVEL

Door off to bathroom and three steps up to further landing area.

BATHROOM

Velux window. Panel enclosed bath with shower above, glass screen and tiled splash backs, close coupled W.C. and pedestal wash hand basin with separate taps. Door into eaves storage. LVT flooring, radiator and wall lights.



Floor plan for identification purposes only, not to scale



Floor plan



HIGHER SPLIT LEVEL LANDING

Access to loft hatch. Floor to ceiling built-in storage cupboards.

BEDROOM TWO

Window to the rear elevation with wooden shutters. Pendant light, carpet and cast iron feature fireplace. Space for double bed and bedroom furniture.

BEDROOM ONE

Window with wooden shutters to the front elevation. Cast iron feature fireplace, carpet, pendant light, wooden panelling and radiator. Space for double bed and bedroom furniture.

BEDROOM THREE

Window to the front elevation with countryside views. Radiator, carpet and pendant light. Space for single bed and bedroom furniture.

Outside

The rear garden benefits from two separate areas, a courtyard from the rear back door, perfect space for outside dining and a lawned garden across the road to the rear of the property, which also benefits from a paved area for seating.

Agents Note

Please note there is a Public Right of Way over the rear of the property.



Services

Mains gas, electricity, water (metered) and drainage.



EE Rating - D



Council tax band - B



Directions

What3Words - [headliner.dweller.tribe](https://www.what3words.com/)



Virtual Tour - available on request



Viewings strictly by appointment only

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