KIVELLS

12 Duchy Close

Launceston, Cornwall, PL15 8XL



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Guide Price: £149,950

Well presented 2 bedroom end terrace

Off road parking for 2 cars on private driveway

Dual aspect Lounge/Diner

Gas fired central heating

Enclosed rear garden with access from the Kitchen

Convenient location close to town

EPC Rating C



Description

Well presented end of terrace home

An attractive and well presented two bedroom end of terrace home, offering low maintenance accommodation, off road parking for two vehicles and enclosed gardens, conveniently located within easy reach of Launceston town centre. An ideal first time purchase or buy to let investment.

The property offers light and comfortable accommodation throughout, including a bright dual aspect lounge/diner, fitted kitchen with direct access to the rear garden, two well proportioned bedrooms and a family bathroom. Gas fired central heating adds to the practicality of this appealing home.

Outside, the south westerly facing front garden is laid predominantly to lawn with established shrubs and attractive planting, while a gravelled driveway provides tandem parking for two vehicles. Gated side access leads to the enclosed rear garden, which enjoys a good degree of privacy and has been landscaped for ease of maintenance, incorporating a paved patio, lawned area, fruit tree and greenhouse.

A superb opportunity for first time buyers or investors seeking a well maintained, easily managed property in a convenient location. Early viewing is recommended.



Accommodation

The Room Guide

ENTRANCE HALL:

Fully glazed uPVC entrance door with obscure glass to the front. Tile effect vinyl flooring, stairs rising to the first floor, telephone and internet point and a centrally heated radiator. Space for coat and boot storage. Electrical fuse box and door leading into the lounge/dining room.

LOUNGE / DINING ROOM:

A dual aspect reception room spanning the full length of the building, with uPVC double glazed windows to the front and rear, the front having centrally heated radiator beneath. A gas fireplace provides a central focal point, with a slate mantel above and tiled hearth. Fitted carpet throughout and understairs storage cupboard. An open archway leads through to the dining area, with a further centrally heated radiator, continuation of the fitted carpet and an archway through to the kitchen.

KITCHEN:

Fully glazed uPVC door with obscure glass and a window to the side, leading to the rear garden. Fitted with matching wall and base units, rolltop work surfaces and splashbacks. Space for gas or electric cooker with power point and space and plumbing for a washing machine. Inset stainless steel sink and drainer with mixer tap over. Ceiling light and ceramic tiled floor.

LANDING:

Fitted carpet and pendant ceiling light. Loft access with ladder leads to a loft space partially boarded and housing the gas fired combi boiler.







Accommodation

The Room Guide

BEDROOM TWO:

A double bedroom with a uPVC double glazed window overlooking the rear garden, centrally heated radiator, fitted carpet throughout and ceiling light. Space for bedroom furniture.

BEDROOM ONE:

A generously proportioned double bedroom with two uPVC double glazed windows to the front aspect, a centrally heated radiator and space for bedroom furniture. Built in wardrobes span the full width of the room, complemented by a useful storage cupboard above the stairs with slatted shelving.

FAMILY BATHROOM:

uPVC double glazed window to the rear with obscure glass. Built in vanity unit incorporating a WC and wash hand basin. Panel enclosed bath with electric shower over and PVC splash backing. Floor to ceiling tiling, tile effect vinyl flooring, centrally heated towel rail and recessed spotlights.



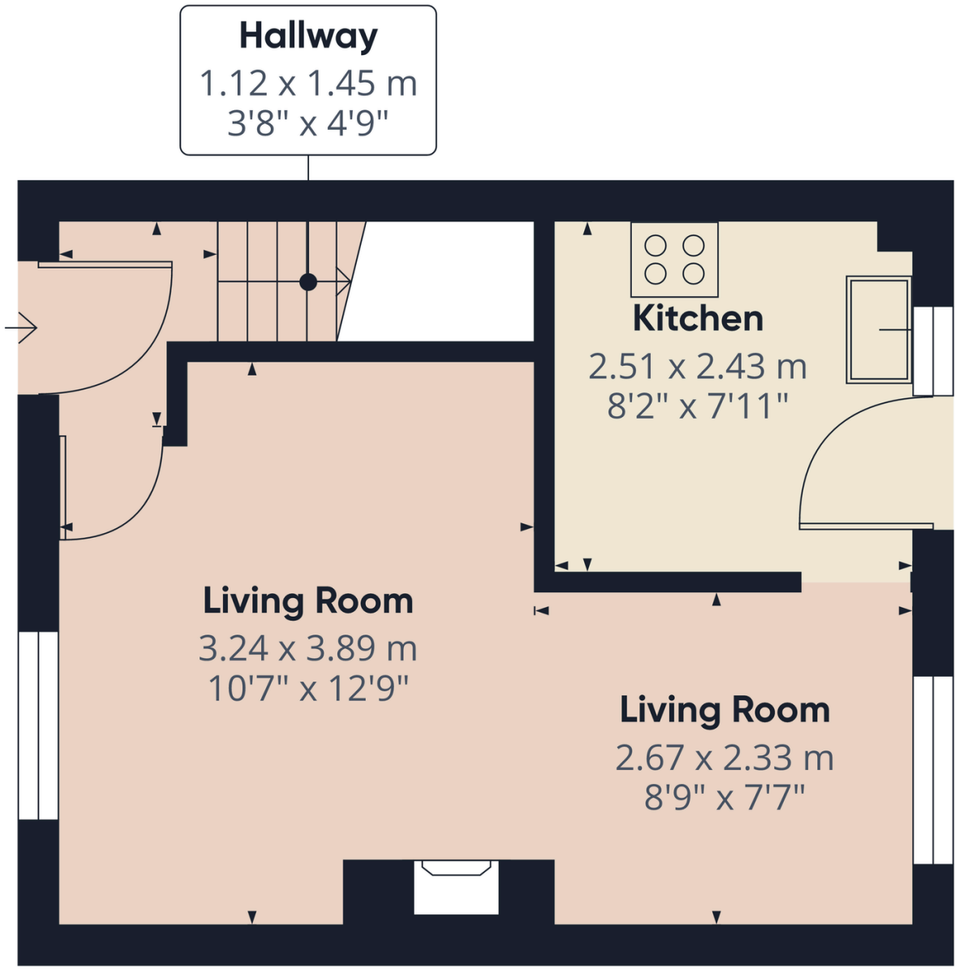




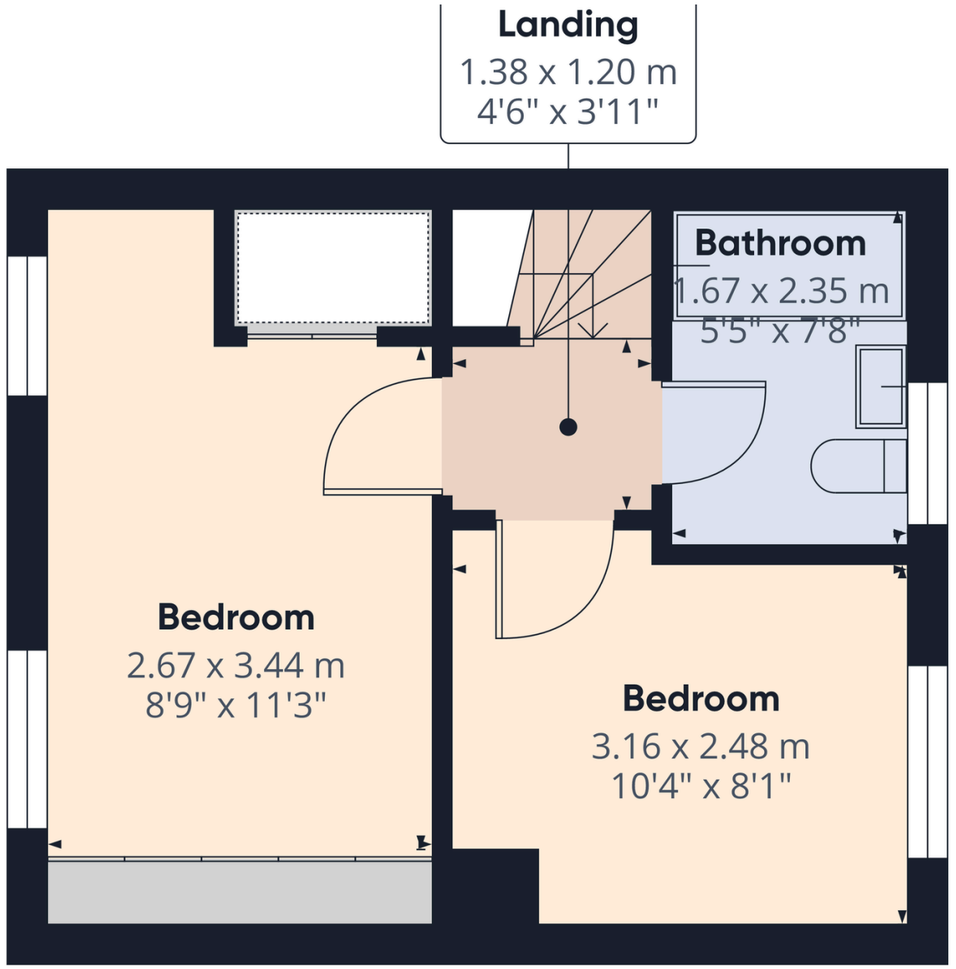
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

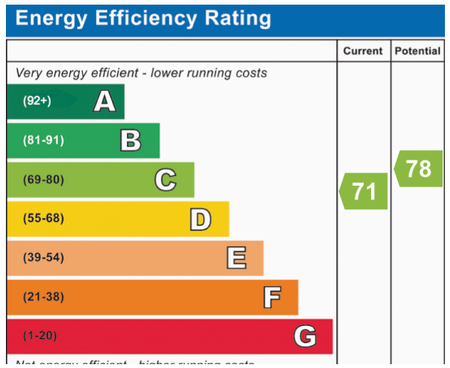
Virtual Tour available on request.

DIRECTIONS:

What3words: ///donor.boomers.stowing

EE RATING: C

COUNCIL TAX BAND: A



Outside

A gravel driveway provides tandem parking for two cars, alongside a concrete paved pathway leading to nine steps up to the front door.

The front garden is predominantly laid to lawn, with established heathers and perennial shrubs. Its south westerly orientation makes the most of the afternoon and evening sunshine. A selection of rose bushes borders the front of the garden nearest the pavement.

Four steps lead up to a pedestrian gate at the side of the property, opening onto a side area with a triangular flower bed containing thornless blackberry canes and access to the rear garden. The rear garden is landscaped for ease of maintenance, with a concrete paved patio, outside tap and door leading into the kitchen. Steps rise to an elevated garden area with a 5’ x 6’ greenhouse, included in the sale, and an established fruit tree with lawn beneath. At the far end is a composting area with a retaining wall behind.

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