KIVELLS

16 Kensey View

Launceston, Cornwall, PL15 9LA



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Guide Price: £225,000

Three bedroom semi-detached house

Immaculately presented throughout

Enclosed garden and single garage

Offered for sale with no onward chain

Within walking distance to local amenities

EPC Rating - D



Accommodation

The Room Guide

SIDE ENTRANCE PORCH:

uPVC front door and large window to the side. Vinyl flooring, pendant light, radiator and door into floor to ceiling storage cupboard. A step leads to the living room, but also access to the carpeted staircase.

LIVING / DINING ROOM:

Large bay window to the front elevation and window to the rear. LVT flooring, spotlights, feature fireplace, radiator and door into under stair storage cupboard. Access into:-

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KITCHEN:

Dual aspect windows to the rear and side elevations. Range of base and eye level units with roll top worksurface over having inset stainless steel sink with tiled splash backs, inset oven with extractor fan above, space for washing machine or fridge, radiator, LVT flooring and spotlights. Door into:-

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REAR ENTRANCE PORCH:

Door leading to rear garden. Vinyl flooring, radiator and door to:-

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UTILITY ROOM:

Obscure window to the side elevation. Close coupled W.C. and wash hand basin with vanity unit below. Heated towel rail, aqua boarding, space and plumbing for washing machine.







Accommodation

The Room Guide

FIRST FLOOR LANDING:

Window to the side elevation. Carpeted and doors leading to all first floor rooms.

BEDROOM ONE:

Window to the front elevation. Two built-in floor to ceiling double wardrobes, radiator, pendant light, carpet, space for double bed and bedroom furniture.

BEDROOM TWO:

Window to the rear elevation. Carpet, pendant lights and radiator. Space for double bed and bedroom furniture.

BEDROOM THREE

Window to the rear elevation. Radiator, carpet and pendant light.

BATHROOM:

Obscure window to the side elevation. Suite of close coupled W.C., panel enclosed bath with separate taps and rainfall shower above with glass screen and wash hand basin with mixer tap and vanity unit below. Heated towel rail, vinyl flooring and round ceiling light.



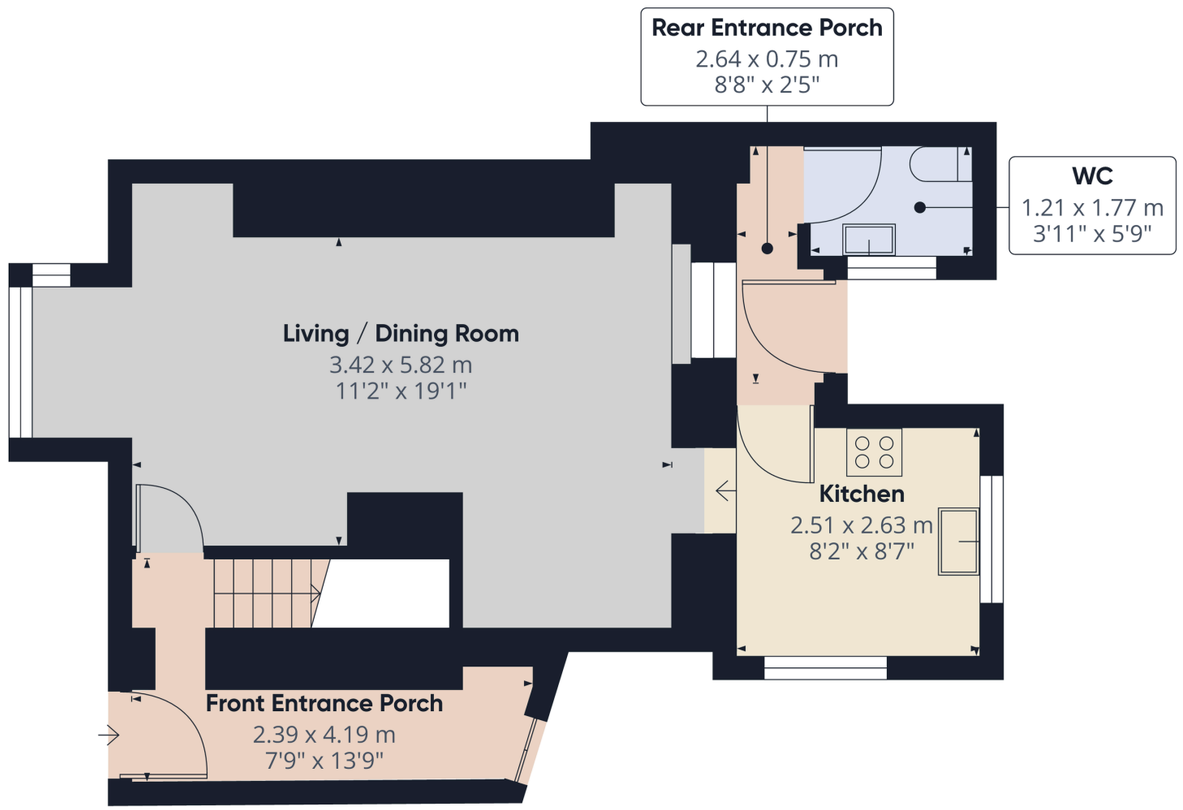




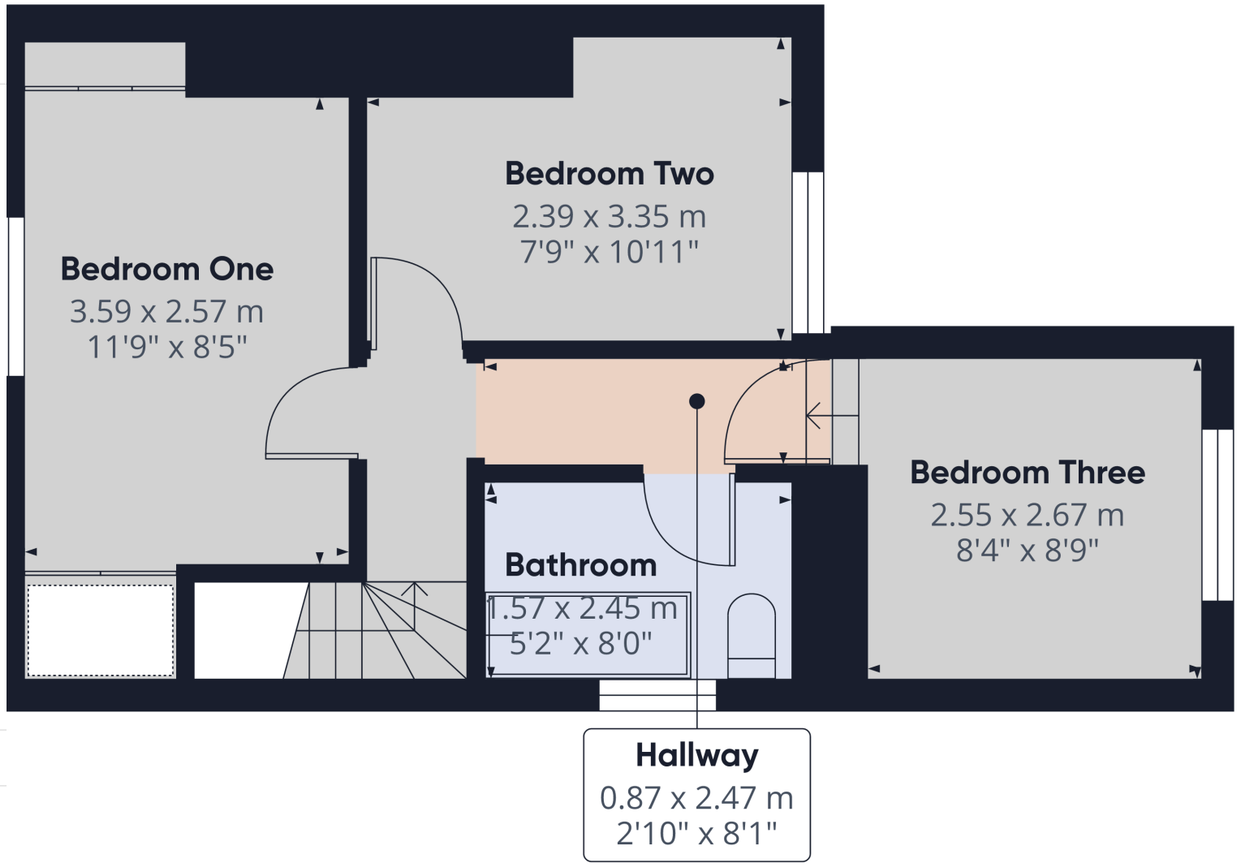
Floor Plan

See The Layout

Ground Floor



First Floor



Outside

External Spaces

The property is approached via a short flight of steps leading directly to the front entrance.

The property benefits from gardens to both the front and rear, which have been thoughtfully landscaped with ease of maintenance in mind.

The rear garden features a patio area, ideal for outdoor seating and entertaining, together with a selection of raised flowerbeds.

To the lower side of the cottage, gated access leads to a detached single garage and private small driveway, a particularly desirable and rare feature for a property so conveniently situated close to the town centre.





Additional Information

Useful Property Information

SERVICES:

Mains Electricity | Mains Water | Mains Drainage | Mains Gas

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:

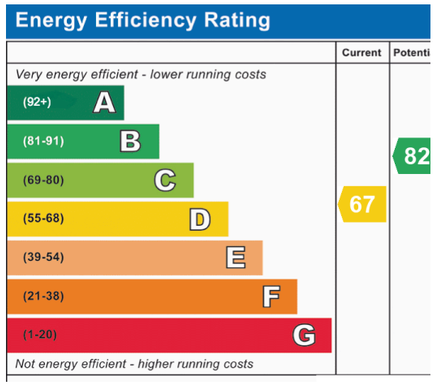
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