



Tober

Coads Green, Launceston, Cornwall, PL15 7LY

KIVELLS

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£335,000 Guide Price

Immaculately presented detached two-bedroom home

Modern open-plan kitchen and dining room, ideal for contemporary living

Paved driveway providing parking for two vehicles, plus a garage

Low-maintenance, fully enclosed rear garden

Situated in a desirable rural village location

Offered for sale with no onward chain

EPC - D



Immaculately presented and offered for sale with no onward chain, this delightful two-bedroom home is situated in a sought-after rural village location and offers spacious, versatile accommodation and under floor heating throughout.

The ground floor features a modern open-plan kitchen and dining room, ideal for contemporary living and entertaining, which flows through to a bright conservatory overlooking the garden. A practical utility room provides additional convenience and gives access to the integral garage. Also on the ground floor is a generous double bedroom with a well-appointed en-suite bathroom together with a study / snug or suitable office space.

To the first floor, a further spacious double bedroom is served by a modern shower room, while the impressive living room offers a light and comfortable space in which to relax.

Externally, the beautifully maintained garden wraps around three sides of the property and has been thoughtfully planted with a wide variety of mature shrubs, creating an attractive and private setting. A small paved patio provides the perfect spot for outdoor seating and al fresco dining. The property also benefits from driveway parking for two vehicles, an integral garage, and is offered to the market with no onward chain.



Situation

The popular village of Coads Green has a primary school, village hall, church and playing field. Nearby Twelve Men's Moor provides outstanding open moorland scenery, ideal for walking and riding. Launceston, approximately 7 miles sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a good range of social, commercial and shopping facilities with 24 hour supermarket, primary and secondary schools, leisure centre at Coronation Park, doctor's surgery and veterinary surgeries. The convenience of the A30 provides ease of access to the city of Exeter, 49 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth is 20 miles to the south providing Continental Ferry Port and Intercity Rail Link. In all directions from Coads Green 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.

Accommodation

ENTRANCE HALLWAY

Doors leading to all ground floor rooms, carpeted, round light and stairs rising to first floor.

BEDROOM ONE

Window to the front elevation. Space for double bed and bedroom furniture. Spotlights, carpeted and door to:-

EN-SUITE BATHROOM

Panel enclosed bath, separate shower, sink with storage and close coupled W.C with bidet. Tiled flooring, spotlights and marble effect wall tiles to half height.

OPEN PLAN KITCHEN / DINER

Window to the front. A range of base and eye level worktops having inset sink, built-in dishwasher, electric hob and eye level double oven. Tiled slate floor, spotlights, under stair storage cupboard with double doors and breakfast bar area with two pendant lights over. The dining area is carpeted, six lights on a metal strip and double wooden doors leading to:-

CONSERVATORY

Door to the garden and windows to three sides. Carpeted and spotlights.

UTILITY / KITCHEN SPACE

Extra cupboard space, slate tilling and room for fridge / freezer, small induction hob, space and plumbing for washing machine, dishwasher and tumble dryer. Storage cupboard.

STUDY / SNUG

Two Velux windows. Tiled flooring and three pendant lights.

FIRST FLOOR LIVING SPACE

Two windows to the front elevation overlooking fields and one window to the side elevation. Wooden flooring and spotlights.

BEDROOM TWO

A double room with window to the front elevation. Walk-in wardrobe, space for double bed and free standing storage. Spotlights.

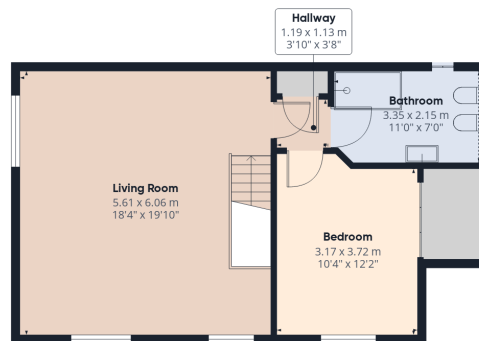


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

159.6 m²
1719 ft²

Balconies and terraces

2.9 m²
31 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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SHOWER ROOM

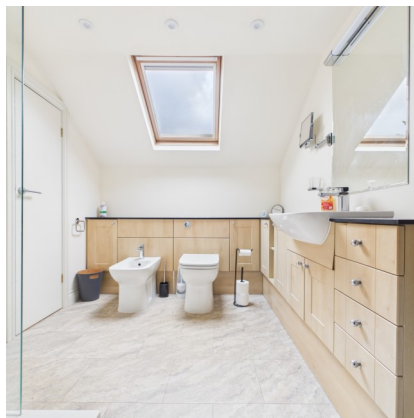
Velux window. Walk-in shower with rainfall shower head, bidet, W.C. and wooden cupboard space with built-in hand wash basin. Further storage cupboard, towel rail, spotlights and lino flooring.

Outside

At the front of the property to the side of the paved driveway is an area with slabs and chippings leading to the front door. The rear garden has a paved patio outside the conservatory with a seating area with chippings surrounding. There is a space suitable for flower beds.

GARAGE

Can be accessed from the property. Electric door.



Services

Mains water, electricity and drainage.



EE Rating - D



Council tax band - D



Directions

What3Words – catapult.warm.hippy



Virtual Tour - available on 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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