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26 Blackbird Crescent



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26 Blackbird Crescent, Launceston, Cornwall, PL15 9LW





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£115,000 Freehold

- Modern, one bedroom coach house on a quiet residential estate
- Bright and spacious living accommodation
- Garage and off road parking space
- Close to the town centre, Launceston college and retail park
- Easy access to A30 dual carriageway
- Mains gas central heating and uPVC double glazing throughout
- Superb investor property, currently let for £425 per calendar month

SITUATION

Blackbird Crescent is in a popular, modern residential estate with good access to the social, commercial and shopping facilities of Launceston town centre together with Tesco supermarket, A30 dual carriageway and Launceston College secondary school.

Launceston is a former market town and the county's ancient capital nestling around its iconic Norman Castle. Midway between north and south coasts just inside the Cornwall / Devon border the town has a good balance of travel distance to all parts of the two counties.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is the rugged Cornish coast famed for national trust cliff scenery and quaint former fishing villages, to the west the wild open spaces of Bodmin Moor ideal for walking and riding, to the east Dartmoor National park and running south from the town to Plymouth the hidden Tamar Valley steeped in 18th century mining history and known for salmon fishing.

The city of Exeter is some 42 miles providing inter-city rail link, M5 motorway link and international airport. The city of Plymouth is some 20 miles including the regions leading hospital at Derriford, an Intercity Rail Link and a Continental Ferry Port to Roscoff and Santander.

DESCRIPTION

26 Blackbird Crescent is a spacious, one bedroom coach house located on a quiet residential street. Underneath the property is a single garage with allocated parking space to the rear.

ACCOMMODATION

HALLWAY

Entrance hallway with stairs up to landing with doors to sitting room, bedroom and bathroom, airing cupboard housing hot water cylinder.

SITTING ROOM

Spacious, bright reception room with window to the front. Television and telephone points. Wide, open archway to:-

DINING ROOM

Comfortable dining area with ample space for a large dining table. Open arch way through to:-

KITCHEN

Sunny, south facing aspect with a range of matching wall and base units. Built in composite sink. Built in four ring gas hob with extractor over and electric oven. Space for washing machine and up right fridge freezer. Wall mounted gas boiler inside matching kitchen wall unit.

BEDROOM

Accommodating, dual aspect bedroom, with windows to the front and rear. There is potential to split the bedroom to make a single bedroom, with door through from the sitting room.

BATHROOM

Matching suite of panel bath with shower over and glazed shower screen, low level WC, built in vanity unit with sink and cupboard under.

OUTSIDE

To the front of the property is a road side parking space. Additional on street parking is also available close to the property.

Accessed via a shared courtyard to the rear of the property is the parking space for the property along with access to:-

GARAGE

Manual up and over door, lighting and power available. Window to front. Additional storage cupboard under stair case.

TENANCY

The property is currently let on an assured shorthold tenancy for £425 per calendar month. The tenants have been in occupation in the property since October 2012.

SERVICES

Mains water, electricity, gas and sewerage.

COUNCIL TAX BAND

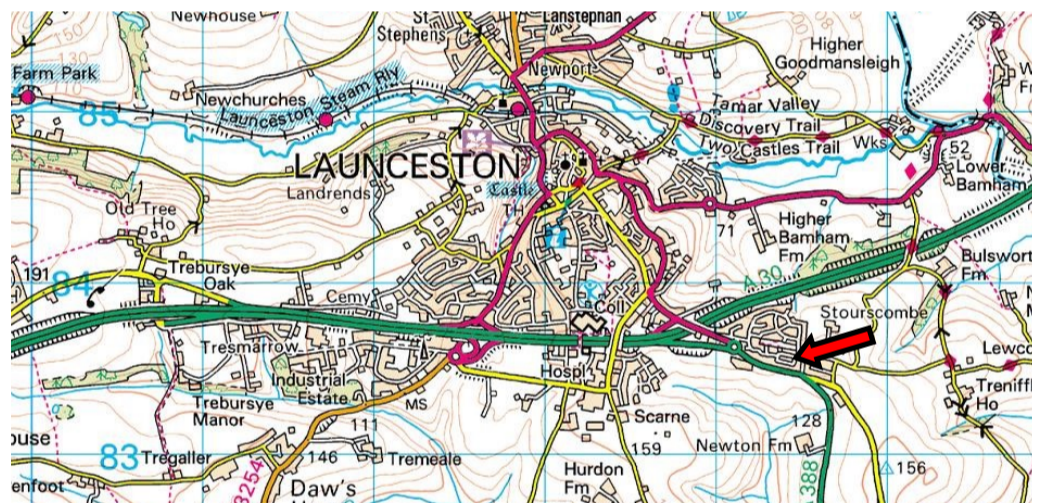
A

ENERGY EFFICIENCY RATING

C

DIRECTIONS

From our Launceston office, proceed out of the town along Southgate Street, following the road to the left onto Exeter Street. At the end of Exeter Street, turn right onto Tavistock Road. Follow the road to the double mini-roundabout and turn left, continuing on Tavistock Road, crossing over the A30 dual carriageway. At the roundabout, turn left and after a short distance, turn right at the mini-roundabout. Follow along Robin Drive for 350 yards, where you will find the turning for Blackbird Crescent on your left. Proceed along Blackbird Crescent and you will find no.16 on your right hand side.

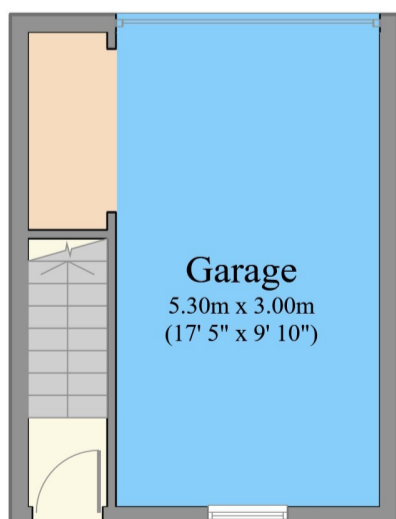


FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

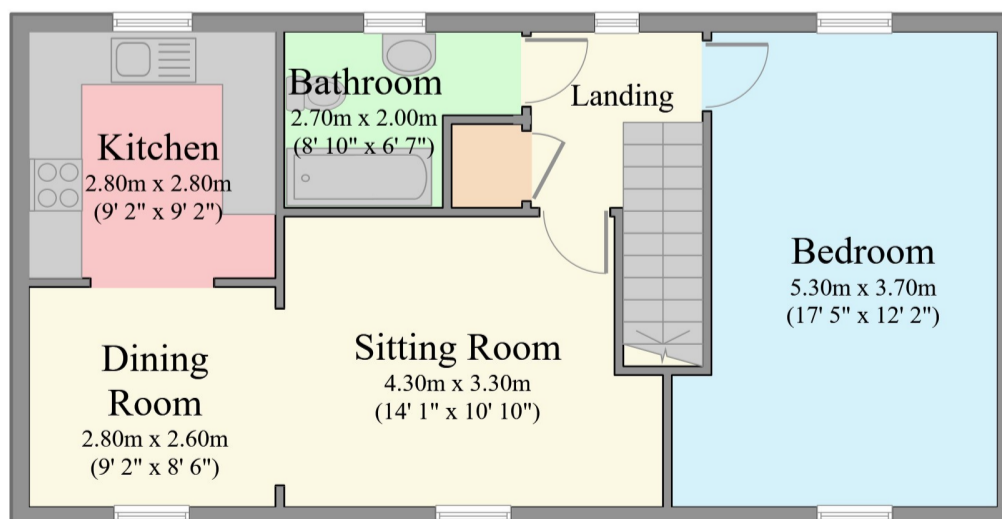
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Total floor area 81.0 sq. m. (872 sq. ft.) approx



Ground Floor

Floor area 22.0 sq. m. (237 sq. ft.) approx



First Floor

Floor area 59.0 sq. m. (635 sq. ft.) approx



VIEWINGS 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.
Ref: LA00004066

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