

85 Snowdrop Crescent
Launceston PL15 9JA

Affordable Housing
UK (Kernow) Ltd

Quality homes at affordable prices

£70,000

An attractive 2-bedroom link house set in a very nice location. The property is available for sale through a genuinely affordable shared ownership scheme (no rent charged) ...



A modern link house offering a lounge, spacious kitchen diner, 2 double bedrooms with bedroom one enjoying lovely open country views. The house benefits of Upvc double glazing and gas central heating making this a warm and economical home to run. Outside there is an enclosed and level rear garden and two tandem parking space situated in a parking court close to the house.

Stourcombe Vale is conveniently situated close to local supermarkets and the town centre as well as very easy access to the A30. The property makes an ideal first-time purchaser, small family house or easily maintainable retirement home.

www.ahuk.org

t: 07891 984116

Unlike traditional shared ownership Affordable Housing (Kernow) Ltd **do not charge rent on the remaining equity.**

The accommodation with approximate measurements comprises:

Canopy Porch

Outside light and half glazed front door to:

Entrance Hall

Radiator and stairs with hand rail to first floor.

Lounge: 4.38m x 2.81m max

An attractive room with aspect to the front of the property, radiator, TV point, telephone points, understairs cupboard.

Kitchen Diner 4.07max x 3.86max

A bright, spacious and irregular shaped room with white fronted units with light wood effect work surfaces, inset stainless steel sink with mixer taps over, washing machine recess, fridge/freezer space, wall mounted gas boiler, radiator, central heating control panel, aspect over the rear garden, half double-glazed door to rear garden.

Cloakroom

Comprising white suite with low level WC, wash hand basin, radiator.

On the first floor:

Landing

With attractive feature balustrade, hatch to roof space and central heating thermostatic control.

Bedroom 1: 4.04m max x 2.73m

Aspect to the rear of the property with a tranquil outlook, radiator, TV point.

Bedroom 2: 4.04m max x 2.27m max

Aspect to the front of the property, built-in cupboard housing the hot water cylinder, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with handles and mixer attachment over, pedestal wash hand basin, low level WC, Shaver point, radiator.

Outside

An enclosed level rear garden and pedestrian access to the side leads to a parking court where the allocated parking spaces can be found.

Services: Mains electricity and gas, water, and drainage.

Service Charge: (which includes Building Insurance) £ 31.24 per month.

Ground Rent: £212.55

Tax Band: B

To view contact: Shaun Hacking 07891 984116

PRICE: £70,000 leasehold for a 50% fixed equity share.



We wish to inform prospective purchasers that we have prepared these sales as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

Room sizes should not be relied upon for carpets and furnishings. No person representing Affordable Housing UK (Kernow) Ltd has any authority to make or give any representation or warranty in relation to this property.