

PARKWAY estate agents

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To Let

01840 212121

www.parkwayestateagents.co.uk



**19 PENWORTH CLOSE
LAUNCESTON
PL15 9TG**

MONTHLY RENTAL: £625

- **AVAILABLE 1ST
SEPTEMBER**
- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **DETACHED GARAGE**
- **CLOSE TO LOCAL
AMENITIES**



A WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY CLOSE TO THE LOCAL AMENITIES OF LAUNCESTON. SITUATED IN A SOUGHT AFTER CUL-DE-SAC IN AN ELEVATED POSITION WITH VIEWS ACROSS THE TOWN TOWARDS DARTMOOR AND OPEN COUNTRYSIDE BEYOND. DETACHED GARAGE, OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN.



Description

Penworth Close is a popular residential area close to the towns amenities with far reaching views over the town to open countryside. Launceston is a historic market town situated in North Cornwall close to the Cornwall/Devon border offering good access to the moors and coast. Plymouth is approx 26 miles away. Truro (approx 47 miles) and Exeter (approx 41 miles) are accessed via the A30.

Entrance hall

Stairs leading to the first floor, understairs storage area, radiator, doors to:

Cloakroom

Low level wc, half pedestal wash hand basin, tiled splashback, radiator, UPVC double glazed obscure window to the side.

Kitchen 10' 10" x 8' 6" (3.30m x 2.59m)

A range of Oak effect wall and base units with mottled granite effect roll edged work surface over. Stainless steel sink and drainer, tiled splashbacks. Recesses for washing machine, fridge/freezer and cooker. Wall mounted gas combi boiler. UPVC double glazed window to the rear, UPVC part glazed door to the side.

Sitting/Dining Room 20' 3" x 9' 9" (6.17m x 2.97m) Narrowing to 9'3.

A light and airy dual aspect room with television and phone points, two radiators. UPVC double glazed window to the front. UPVC patio doors leading out onto a brick paved patio with views over the town to open countryside.

Stairs from the entrance hall lead to:

First Floor Landing

Airing cupboard with slatted shelving, loft access, radiator, UPVC double glazed window to the side.

Bathroom

White suite comprising of a low level wc, pedestal wash hand basin, panel enclosed bath with shower over. Tiled walls, extractor fan, radiator. UPVC double glazed obscure window to the rear.

Bedroom 1 14' 2" x 9' 5" (4.31m x 2.87m)

Built in wardrobe over stairs with hanging rail and high level shelf. Radiator, UPVC double glazed window to the front.

Bedroom 2 10' 4" x 9' 3" (3.15m x 2.82m)

Radiator, UPVC double glazed window to the rear with views across the town towards Dartmoor.

Outside

Front garden:

Pathway leading to the front entrance with plant and shrub borders.

A gravelled driveway providing parking for two vehicles.

Separate timber storage shed.

Rear garden:

Enclosed with wooden fence boundaries and accessed from the side through a timber gate.

Level lawned garden with plant and shrub borders. Brick paved patio area and separate raised BBQ area.

Detached Garage

Block built with metal up and over door, upvc side door, electric lighting and power connected.

Services

Mains electric, mains gas, mains water, mains drainage.

Council Tax band: B

Lettings

Rent: £625 per Calendar month

Deposit: £625

Unfurnished

No smokers

No DSS

No pets

Set up Fees: £125 + VAT for the first tenant, £50 + VAT for all additional tenants or guarantors. This covers credit checks, referencing, check in and notification of service utilities.

Viewings

Strictly by prior appointment through the agent.

Directions

From the town centre, head up Windmill Hill to the top of the road where Penworth Close can be found on the left hand side. Number 19 can be found on the left hand side approached via a red brick cul-de-sac

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

6 Market Place , Camelford PL32 9PB

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Disclaimers

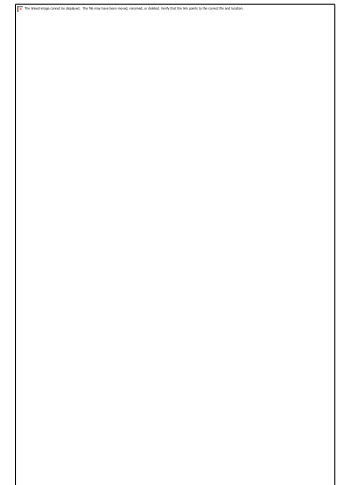
The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

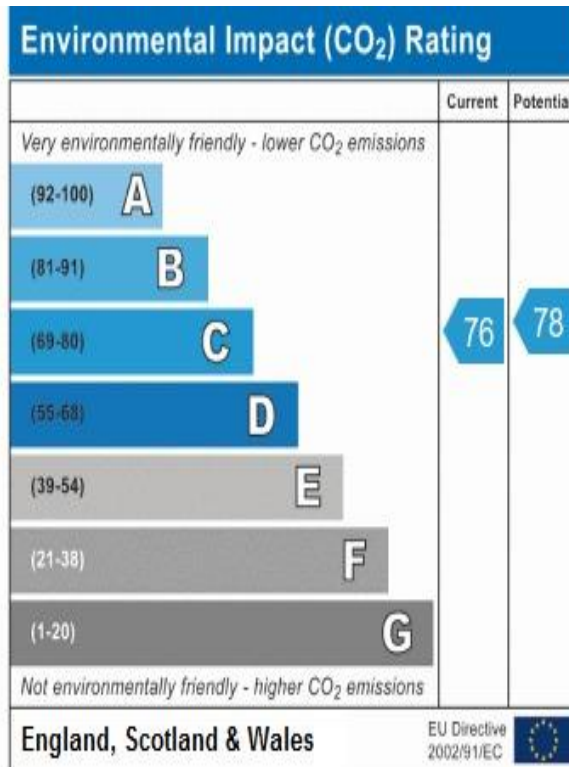
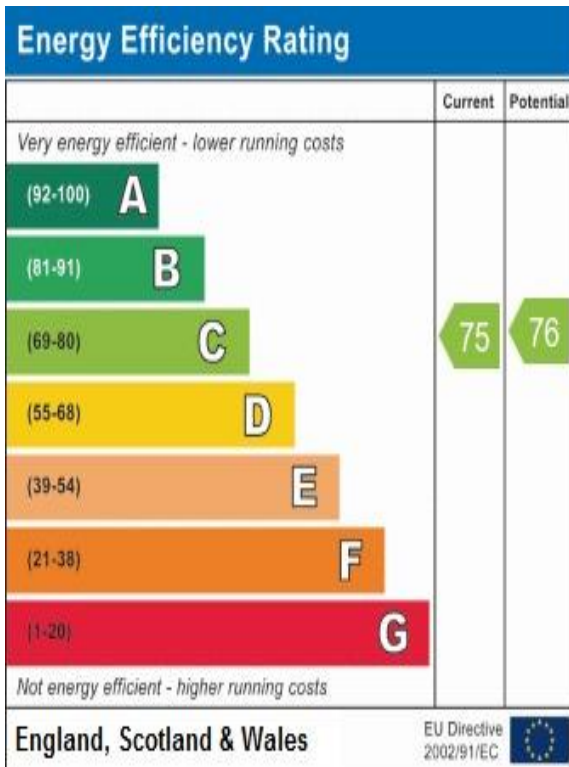


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LOCATION:



ENERGY PERFORMANCE CERTIFICATE:



Address:
19 Penworth Close, Launceston