



Bond
Oxborough
Phillips

Changing Lifestyles

56 Tor View
Launceston
PL15 7HB

Asking Price £210,000



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01822 600700
tavistock@boproperty.com

Offered to the market with no onward chain, 56 Tor View is a well-proportioned three-bedroom semi-detached home, ideally situated within this sought-after village and offering an excellent opportunity for first-time buyers, families or investors alike.

The accommodation begins with a welcoming entrance hall, complete with a convenient ground floor cloakroom/WC. The generously sized living room is filled with natural light and features UPVC sliding patio doors opening onto the front garden, together with a useful understairs storage cupboard. To the rear, the kitchen/dining room is fitted with a range of white wall and base units and includes an integrated electric oven, hob and extractor hood. There is also space and plumbing for a washing machine, with ample room for a family dining table.

On the first floor are three bright and comfortable bedrooms, all served by the family bathroom. The bathroom is finished with predominantly tiled walls and comprises a white three-piece suite, including a panelled bath with electric shower over, wash hand basin and WC.

The property has benefited from a number of recent improvements, including replacement UPVC double glazing to some windows, a newly installed flat roof over the porch and cloakroom, and a replacement garage door. Electric heating is installed throughout.

Outside, the enclosed rear garden offers a paved patio, ideal for outdoor seating and entertaining, with the remainder laid to lawn. A rear gate provides convenient pedestrian access. Located just a short walk from the property is a single garage, complete with an allocated parking space directly in front, providing valuable off-road parking and additional storage.



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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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