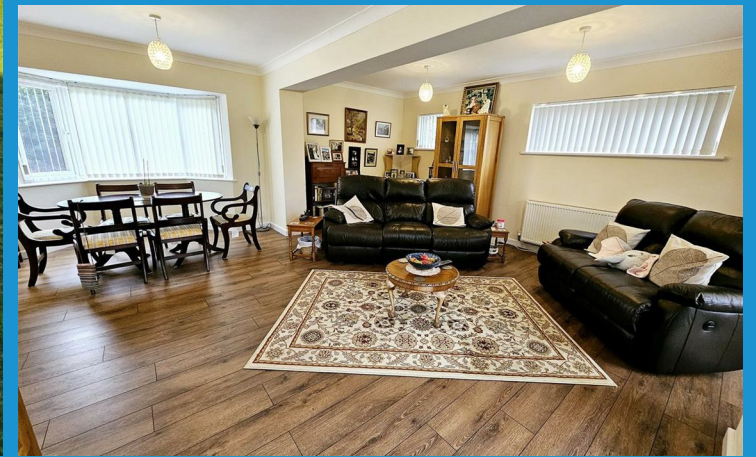




Woburn Road  
Launceston | Cornwall



Town • Country • Coast



A well presented 3 bedroom detached property set in a generous plot in the sought after Woburn area. The property has ample off-road parking leading to a substantial garage with a generous level lawned garden at the rear. The property itself features an impressive open-plan living space and an en-suite master bedroom with a dressing room.

The accommodation includes, an entrance hallway with a downstairs shower room and cloaks cupboard. There is a well appointed modern kitchen which is open-plan to the living room and dining room, with patio doors to the garden. There is a conservatory at the rear overlooking the rear garden. On the first floor, there are the 3 bedrooms, the master bedroom being an impressive size with the dressing room having built-in wardrobes and an en-suite shower room.

At the front of the property, there is a brick paved parking area and a lawned garden with side access around the the rear. There is a pathway across the rear of the property to a side door into the garage. The garden is laid to lawn and a generous size. The property features gas central heating and is double glazed with an electric roller garage door.



## Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, WH Smith and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.

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**Entrance Hallway**

**Shower Room**  
9'1" x 5'9" (2.77m x 1.76m)

**Kitchen**  
8'11" x 16'4" (2.73m x 5.00m)

**Living Room/Dining Room**  
17'8" x 18'7" (5.39m x 5.68m)

**Conservatory**  
9'4" x 7'0" (2.86m x 2.14m)

**First Floor Landing**

**Bedroom 2**  
15'8" narrowing to 12'3" x 8'3" (4.79m narrowing to 3.75m x 2.54m)

**Bedroom 3**  
7'0" max x 8'11" (2.14m max x 2.73m)

**Bedroom 1**  
12'2" x 10'5" (3.72m x 3.18m)

**Dressing Room**  
8'2" x 7'11" (2.50m x 2.42m)  
Including Wardrobes

**En-suite**  
7'4" x 5'4" (2.25m x 1.63m)

**Garage**  
23'6" x 14'6" narrowing to 12'4" (7.18m x 4.42m narrowing to 3.78m)

**Services**  
Mains electricity, gas, water drainage.  
Council Tax Band D.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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