



Wooda Road  
Launceston  
PL15 8BJ

Guide Price £95,000

- GROUND FLOOR 1 BEDROOM FLAT
- ATTENTION INVESTORS ONLY
- COMPLETELY REFURBISHED
- NEW CARPETS & REDECORATED
- RENTAL YIELD OF 6.9% FROM £550PCM
- NEW KITCHEN AND SHOWER ROOM
- AMPLE STORAGE
- SHORT WALK OF TOWN CENTRE
- NO ONWARD CHAIN



 Millerson  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft



## DESCRIPTION

Positioned within this period, not listed building comprising of 8 flats in all, this ground floor flat has been the subject of a complete refurbishment to a particularly high standard including a new kitchen and shower room, redecorated and new carpets and floor coverings throughout, together with a new hot water system, electric modern panel heaters and rewired in 2023. The double glazed and electric heated accommodation comprises; Front entrance hall with range of built in cloaks and storage cupboards, generous lounge with feature stone former fireplace recess, modern fitted kitchen with built in electric cooker, space for white goods. A good sized double bedroom with step up to a well appointed en-suite with large walk in shower. Appealing to investor buyers with a monthly rental figure of £550pcm which would equate to a 6.9% yield.

## LOCATION

Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all. Facilities include two golf courses and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping offers plenty of big names including Marks and Spencer Food Hall, Tesco, Argos, Pets at Home to name a few, together with quirky independent shops. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

## THE ACCOMMODATION

(All measurements are approximate)

## ENTRANCE HALL

6'3" x 4'5" (1.93m x 1.36m)

Twin timber entrance doors with arched glazed panel above. Range of built-in storage cupboards with space above and glazed panels. Door into;

## SITTING ROOM

15'8" 12'11" (4.78m 3.94m)

Double aspect impressive arched windows to front and side. Picture rails. Exposed stone feature fireplace recess (not an open fire). Blyss electric panel heater. Door to;

## KITCHEN

9'10" x 6'3" (3.00m x 1.93m)

2 Small arched glazed panels into entrance hall. Stylishly fitted with range of White wall and base units under roll edge worksurfaces and incorporating single drainer sink unit, built-in electric oven with ceramic hob. Aqua boarding to walls. Cupboard housing newly installed Tempest hot water cylinder and timer. Electric fuse board rewired in 2023.

From the lounge a further door and step down into;

## BEDROOM

13'6" max x 9'6" plus door recess. (4.13m max x 2.92m plus door recess.)

Two windows to side. Built-in deep wardrobes with storage over. Blyss electric panel heater. Balustrade and step up with door into;

## SHOWER ROOM

7'10" x 6'9" max (2.41m x 2.08m max)

Irregular shaped room. Large walk-in recessed shower, low level wc and pedestal wash hand basin. Recessed shelving. Aqua boarding to water sensitive areas.

## SERVICES

Mains water, electricity and drainage.

## LOCAL AUTHORITY

Cornwall Council. Council Tax Band A.



### TENURE

Leasehold. Lease granted for 125 years in 1990. The ground rent is £100 per annum. Service/Maintenance Charge to include Buildings Insurance is £283 per quarter.

### ATTENTION INVESTORS

Our Lettings Department have confirmed the rental of £550pcm which would equate to a yield of 6.9%. Contact us to speak to our Lettings Department about the professional services we can offer tailored to your requirements.





**Ground Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

From Launceston town proceed down Tower Street hill, upon reaching the crossroads turn left into Wooda Road. The property will be found on the right hand side with a Millerson For Sale board clearly displayed.  
[What3Words.com///hiding.spec](http://What3Words.com///hiding.spec)

## Contact Us

Millerson Estate Agents  
 6a High Street  
 Launceston  
 Cornwall  
 PL15 8ER  
 E: [launceston@millerson.com](mailto:launceston@millerson.com)  
 T: 01566 776055  
[www.millerson.com](http://www.millerson.com)

## Valuation Request

