



- BEAUTIFULLY PRESENTED
- 2 DOUBLE BEDROOMS
- LUXURY SHOWER ROOM
- PERIOD FEATURES

Wooda Road, Launceston, PL15 8BJ

Stylish and well presented PERIOD 2 DOUBLE BEDROOM MAISONETTE arranged over two floors, with attractive bespoke IKEA kitchen, many original features including sash windows and exposed floorboards, located close to town centre.

£99,950 LEASEHOLD



Property Description

This building is believed to have been built in 1889, having been converted around 1990, this elegantly presented Victorian flat is arranged over two floors and is superbly presented, having been refurbished by the current vendors, who have taken considerable care to enhance the original features such as high ceilings, picture rails, exposed floorboards and sash windows, briefly comprising; Communal entrance serving only 3 flats, leading to front door into the good sized entrance hall, double aspect sitting room enjoying pleasant views over roof tops towards the Castle, former fireplace with decorative stone surround and mantle and exposed floorboards, superbly fitted bespoke IKEA kitchen with soft close units and Georgian wired glass display cabinets, views of the Castle. The principal bedroom is fitted with a range of recessed shelves and hanging space with extensive storage above. On this floor is a shower room. Stairs lead to the second floor with generous second double bedroom with direct views of the castle. There is a communal garden courtyard and on-street parking, although permit parking is within a short walk of the property.

LOCATION

The property is in walking distance of the town centre, a local Coop, the pretty Riverside area, St Thomas Church and the ancient Packhorse Bridge. Launceston 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. Situated between the north and south coasts, Launceston is convenient for beaches and coastal or country walks. There are two golf courses at Trethorne and Launceston, with Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping facilities include quirky independent shops, Tesco and Marks and Spencer Food Hall, Argos, Pets at Home, to name a few. The renowned Garden Centre at Homeleigh is on the edge of the town, drawing in many visitors with restaurant and coffee shop overlooking a lake.



THE ACCOMMODATION COMPRISES

(all measurements are approximate)

A path from the entrance road leads to a communal courtyard garden and;

COMMUNAL ENTRANCE

Good sized entrance with stairs leading to front door into;

ENTRANCE HALL

Radiator. Understairs storage cupboard. Fitted carpet extending to stairs. Doors to;

KITCHEN/DINER

14' 09" x 9' 3" (4.5m x 2.82m) Double aspect Sash windows with deep sills to front and side enjoying direct view of the Castle and rural views on the edge of town. Bespoke IKEA kitchen with soft close wall and base units with wood veneered worktops and tall Georgian wired glass display cabinets with decorative patterned backing and matching wallpaper to one wall. Inset 1.5 bowl stainless steel single drainer sink unit, brick effect splashback tiling to walls. Corner carousel unit, concealed cutlery drawer, pull out wine rack. Further wall units with with space for fridge freezer, space for washing machine and slimline dishwasher. Gas cooker with extractor hood over. Wall mounted Worcester combination boiler. Laminate flooring. Radiator. Vintage style light fittings. Chrome switches.

SITTING ROOM

15' 3" x 11' 6" (4.65m x 3.51m) max. Double aspect Sash windows to front and side enjoying views towards the Castle. Attractive stone decorative only fireplace surround with mantle and hearth. Exposed floorboards. High ceiling with picture rail. Display shelves. Telephone and TV points. Chrome light switch. Made to measure blinds.

BEDROOM 1

11' 8" x 8' 10" (3.56m x 2.69m) max. Double Sash windows to front. Extensive range of bespoke Bedroom furniture to one wall with hanging rails and recessed shelves, storage above and decorative voiles. Radiator. Laminate floor.

SHOWER ROOM

9' 8" x 5' 10" (2.95m x 1.78m) White suite comprising large shower cubicle with electric shower and sliding doors. Low level WC. Wash hand basin inset into vanity unit with cupboards and drawer below. Tiled floor. Tiled splashbacking to water sensitive areas. Extractor fan. Radiator. Towel rail. Wall mounted medicine cabinet.

From the Entrance Hall stairs lead to;

BEDROOM 2

17' 1" narrowing to 13' 8" x 10' 4" narrowing to 5' 8" (5.21m x 3.15m) Irregular shaped room with balustrading. Small arched double Sash windows to front enjoying direct view of the Castle. Beautifully decorated as a Nursery with concealed deep eaves storage space via a curtain. 2 radiators. Fitted carpet extending to stairs. Access into loft space.

OUTSIDE

Communal courtyard area.

TENURE

Leasehold. Granted in 1990 for 125 years (95 years remaining).

GROUND RENT/MAINTENANCE CHARGE

A quarterly charge of £214.72 is payable to the Management Company for ground rent/service and maintenance charge.

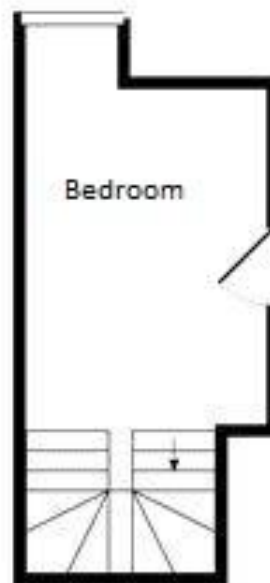
LOCAL AUTHORITY

Cornwall Council. Council Tax Band A.

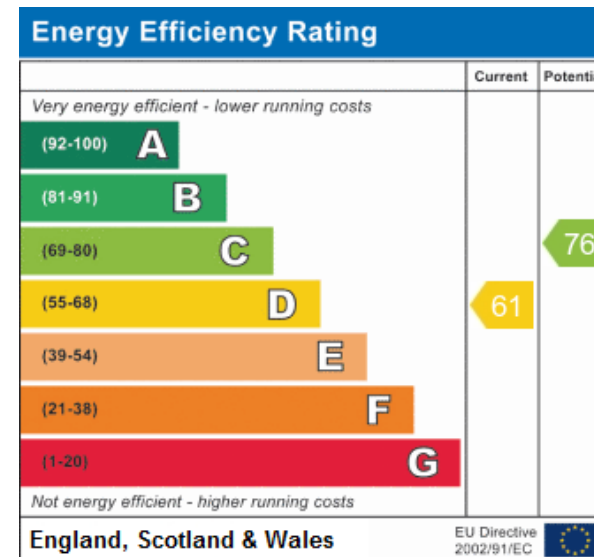
AGENTS NOTE

Please contact the agent in respect of the Management of the flats.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016



TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has 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, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



6a High Street, Launceston,
Cornwall, PL15 8ER

01566 776055
launceston@millerson.com

www.millerson.com

