



23 Woburn Road  
Launceston | Cornwall



Town • Country • Coast



Asking Price £395,000



A spacious 2 bedroom detached bungalow set in a great plot within the sought after Woburn area on the outskirts of the Town Centre. The property offers an open-plan kitchen and garden room at the rear of the property, which creates a real 'wow' factor and links the property to the beautiful gardens at the rear.

The plot includes generous frontage with ample off-road parking and turning space alongside a single garage and low-maintenance front garden with shrubbery. There is side access to the rear expansive lawned gardens with a range of plants, shrubbery and trees. There is a summerhouse, shed, greenhouse, vegetable beds and polytunnel.

The well appointed accommodation includes a spacious dual aspect living room alongside 2 spacious double bedrooms. There is a stylish remodelled shower room with tiled walls and flooring. The kitchen is an impressive room with a range of modern units including a central island, which leads naturally into triple aspect garden room with vaulted ceiling and sliding doors to the rear

This property offers great potential for expansion subject to the necessary planning permissions.





### 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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode for the property is PL15 7HH. From Launceston, proceed out of town on to Western Road. Continue ahead and at the traffic lights take a left turning into Woburn Road and the property will be found ahead.

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## Entrance Hallway

## Living Room

17'0" x 12'7" (5.19m x 3.86m )

## Kitchen

13'10" x 12'0" (4.22m x 3.66m )  
3.66m narrowing to 3.25m

## Garden Room

12'4" x 11'11" (3.76m x 3.65m)

## Utility Room

8'5" x 8'10" (2.59m x 2.71m)  
2.59m narrowing to 1.67m  
With Larder Cupboard

## Bathroom

8'4" x 7'0" (2.55m x 2.15m)

## Bedroom 1

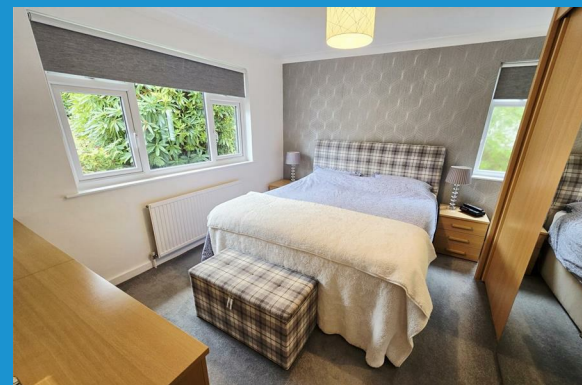
11'10" x 11'10" (3.63m x 3.62m)

## Bedroom 2

11'10" x 11'10" (3.63m x 3.63m)

## Services

Mains Electricity, Gas, Water and Drainage  
Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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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