



**21 Woburn Road,
Launceston, Cornwall, PL15 7HH**

Guide Price £325,000 Freehold

JR



A remarkably spacious detached bungalow in popular residential area with ample parking

- 2 Bedrooms
- Modern Fitted Kitchen
- Lounge
- Garden Room
- Shower Room & Cloakroom
- Integral Garage
- Level Enclosed Rear Garden
- EPC C & Council Tax C



SITUATION Located on the edge of the market town of Launceston with its supermarkets, doctors', dentists' and veterinary surgeries together with places of worship and numerous sports and social clubs.

The A30 is easily accessed nearby and links the Cathedral cities of Truro and Exeter. Exeter has a mainline railway station serving London Paddington, access to M5 motorway network and an international airport. The City Port of Plymouth is 18 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION A most impressive, detached bungalow of traditional construction, believed to have been built in 1970s. The well-presented accommodation is clearly illustrated on the floorplan and briefly comprises: entrance porch with tiled floor and door into L-shaped hallway

with doors to all rooms, access to loft space with ladder, porthole window to rear and housing the wall mounted mains gas fired boiler for central heating and hot water.

The kitchen has a range of base and wall mounted units with glass fronted display cabinets and laminated work surfaces, inset sink, integral dishwasher, 5-ring gas hob with electric oven under and extractor over, space for fridge/freezer and door into the garden room.

The lounge has a bay window to front, fireplace housing a wood burner, laminate floor and opening into the most appealing garden room with full width glazed windows overlooking garden, glazed canopy and sliding doors opening onto a paved terrace, ideal for al fresco dining. Off the garden room is a passageway leading to the utility room with sink, space and plumbing



for washing machine and tumble dryer and the separate cloakroom with low flush WC and vanity wash hand basin. Door leads to integral garage

From the hallway there are 2 bedrooms, one with a range of fitted floor to ceiling wardrobes. A shower room with vanity wash hand basin, low level WC and a double shower.

OUTSIDE To the front is a tarmac driveway providing parking for several vehicles leading to the integral garage, raised gravelled flower bed and further parking area to the side, ideal for caravan/boat.

Pedestrian gates to either side of the property lead to the rear garden which is laid mainly to



lawn with well-defined hedge, fence and Cornish bank boundaries and extensive patio area. Range of useful timber storage sheds, outside power point and outside tap.

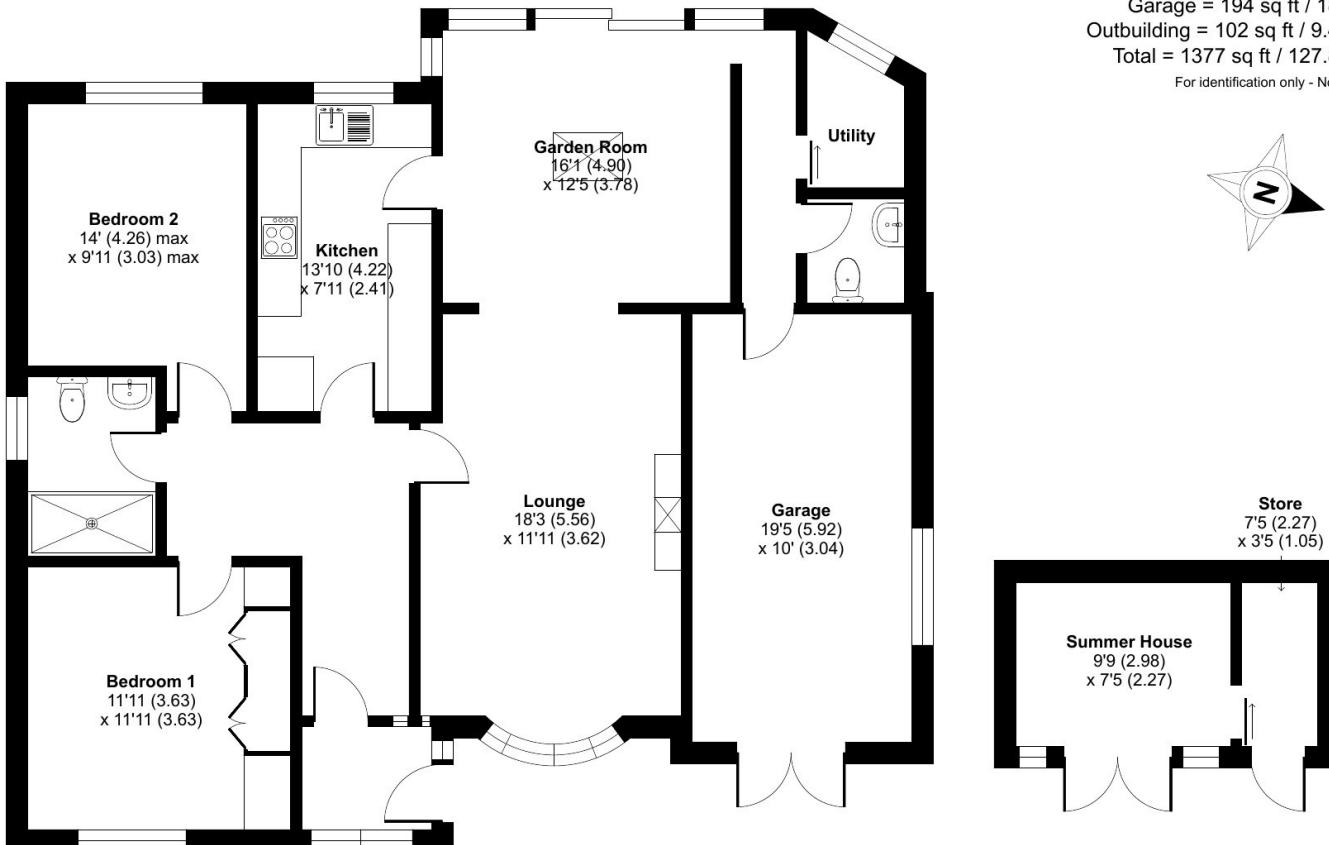
SERVICES All main services connected. Double glazed throughout. Mains gas fired central heating. Council tax band C. Full EPC documentation available on request. For broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS From Launceston town centre proceed along Western Road passing the Asda garage on the left hand side and at the traffic lights turn left into Woburn Road. Proceed to the top of this road and the property will be found immediately in front of you, identified by the For Sale board.

Sat Nav: PL15 7HH

What3Words://access.sparrows.announce



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1393852



For more information or to arrange a viewing, please contact us:

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