KIVELLS

6 Wooda Road

Launceston, Cornwall, PL15 8BJ



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Guide Price: £130,000

Grade II listed two / three bedroom terraced house

Enclosed front courtyard

Offered for sale with no onward chain

Conveniently situated within close walking distance to local amenities

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EPC - D



Description

Grade II listed terraced house

6 Wooda Road is a Grade II listed terraced house with enclosed front courtyard being offered for sale with no onward chain.

Wooda Road is conveniently located for easy access to the social, commercial and shopping facilities of the town centre. Launceston enjoys a good balance of travel distance east and west to the pretty cities of Exeter and Truro with Plymouth being a similar distance to the south. There is good access to the M5 motorway link at Exeter with Intercity Rail link and International airport. Plymouth has Intercity Rail Link and Continental Ferry Port.

Midway between the north and south coasts is the Tamar Valley which divides the moors of Dartmoor and Bodmin. There is scenery of outstanding natural beauty in all directions easily reached from the town. To the east are the wild open spaces of Dartmoor National Park, running south towards Plymouth are the hidden treasures of the Tamar Valley steeped in 18th Century mining history. To the west is Bodmin Moor ideal for walking and riding and to the north the rugged North Cornish coastline with surfing beaches and quaint former fishing villages.



Accommodation

The Room Guide

OPEN PLAN KITCHEN / LIVING / DINING AREA:

Access via wooden four panel front door. Living area with fireplace alcove and gas central heating radiator. The kitchen space has tiled red floor, white island with wooden work surface and Pine wall and base units with wooden work surface having inset metal sink with separate taps and drainer, space for dishwasher, Stoves cooker with hob and white tiled splash backs. Ideal logic combi boiler. Storage cupboard housingfuse boards. Stairs with wooden balustraderise to:-

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FIRST FLOOR LANDING:

Window to the rear elevation. Fresh cream carpets.

BATHROOM:

White suite of close coupled W.C., bath with waterfall shower and square sink with storage cupboards beneath. Black tiled surrounds, with "Cornish Flag" tiling and black wooden floor. White heated towel rail.

LOUNGE / BEDROOM THREE:

Two radiators, multi fuel stove set in alcove, four white shelves and built-in storage with six white cupboards having brass door handles.Spotlights, wooden beams and fitted carpet.

SECOND FLOOR LANDING:

Window to the rear elevation with views.







Accommodation

The Room Guide

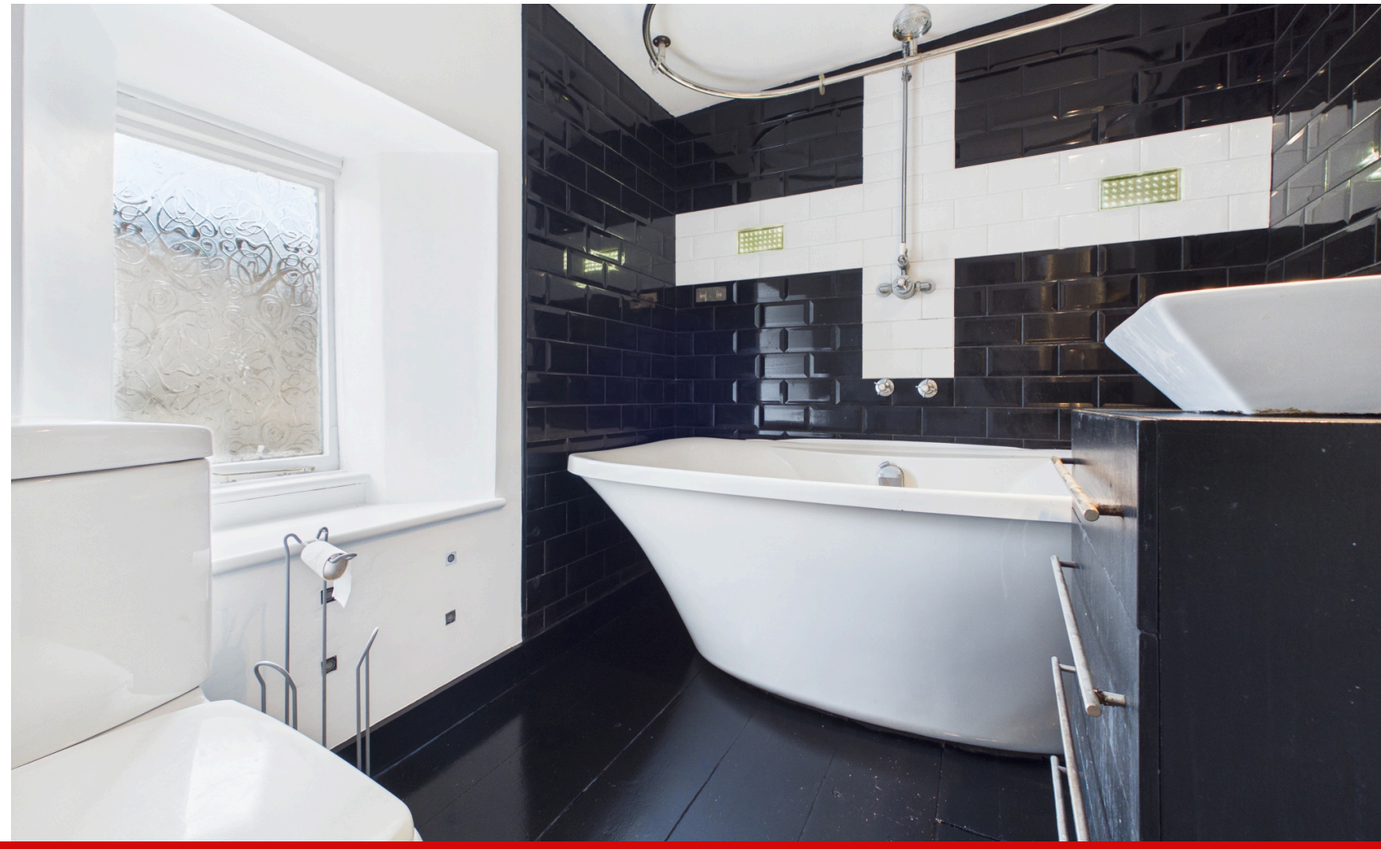
BEDROOM ONE:

White windows. Wooden mantel, storage cupboard which could be utilised as wardrobe space. Carpet, radiator and spotlights.

BEDROOM TWO:

White window to the rear with views overlooking surrounding countryside. Radiator, ceramic upper lights and carpet.



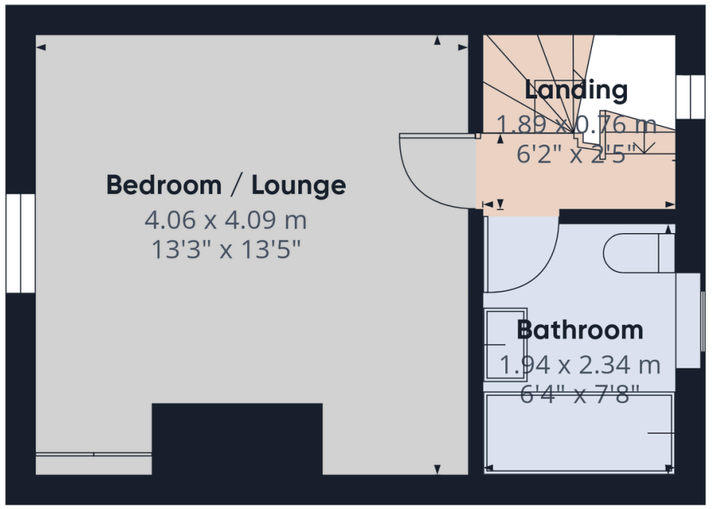


Floor Plan

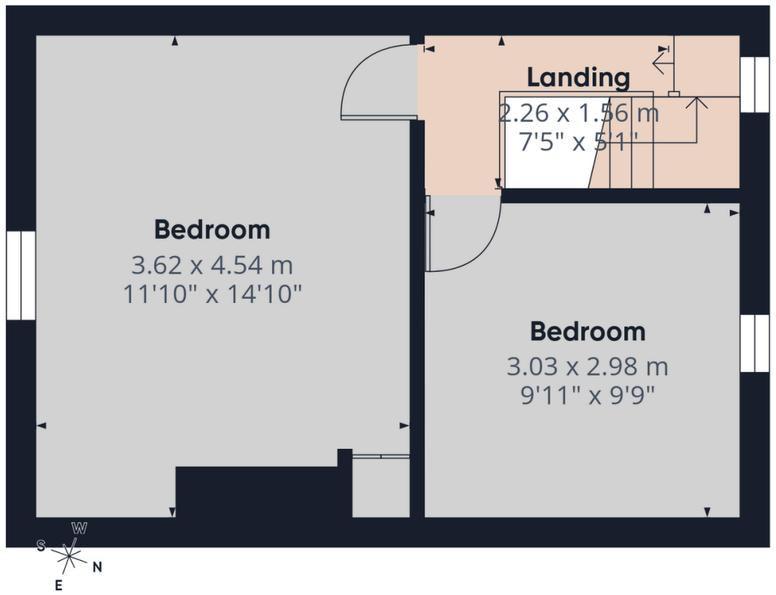
See The Layout



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

74 m²
795 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electricity | Mains Drainage | Gas Central Heating

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

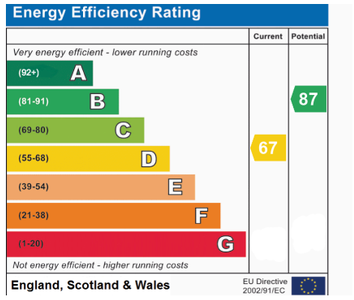
Virtual Tour available on request.

DIRECTIONS:

What3words: /// beads.wheat.steered

EE RATING: D

COUNCIL TAX BAND: A



Outside

A metal gate from the road leads to a courtyard area at the front of the property.



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