



**4 Woburn Road,
Launceston, Cornwall, PL15 7HL**

Guide Price £300,000 Freehold





Detached bungalow with undoubted potential set on a generous plot in popular area

- No Onward Chain
- 3 Double Bedrooms
- Kitchen/Breakfast Room
 - Lounge
 - Sun Room
- Garage & Detached Workshop
- Total Plot Size 0.315 Acres
- EPC C & Council Tax D

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 detached bungalow of traditional construction, believed to have been built in the 1960s and would benefit from some modernisation. The accommodation is illustrated on the floorplan and briefly comprises: entrance porch opening into the entrance hall, door into the cloakroom with low flush WC and corner wash hand basin.

The lounge/dining room with window to the front aspect, a feature coal-effect gas fire and doors leading into the sun room with plant shelf and door to rear garden. From the lounge door into the inner hallway with airing cupboard and access to a large loft space offering potential for conversion, subject to the necessary planning permissions and building regulations.

Sliding door opens into the kitchen/breakfast room with a range of base and wall units with roll-edge laminated work surfaces. Inset stainless steel sink unit with double drainer, electric cooker point, appliance space for washing machine and under-counter fridge. A glazed serving hatch to the lounge, pantry cupboard and a door to the rear garden.

There are three bedrooms, two with inset wardrobes and enjoy views over the rear and side aspects.



The family bathroom has a suite comprising of a panel enclosed bath, vanity wash hand basin and low flush WC.

OUTSIDE To the front of the property there is a parking area for several vehicles which leads to the detached garage/workshop with power and light and a small wood burner. A further single garage is attached to the property with metal up and over doors, power and light and housing the wall-mounted mains gas-fired boiler. An adjoining tool shed.

The rear garden is an undoubted feature of the property, laid mainly to lawn with mature shrubs and hedges. There is a wide variety of specimen shrubs and trees, offering colour and interest throughout the year.

In ground ornamental pond, timber garden shed to the lower left of the garden, summer house with green roof situated to the lower right of the garden and aluminium greenhouse. There are productive apple and pear trees together with established vegetable beds, providing further interest and utility. The plot extends in all to 0.315 acres or thereabouts.

SERVICES All main services connected. Double glazed throughout. Mains gas fired central heating. Council Tax Band D. Full EPC document available on request. For broadband and mobile connections please visit the Ofcom website. Please note the Agents have not inspected or tested these services.



AGENT'S NOTE The property has spray foam insulation in the attic, which will need to be removed if a mortgage is required.

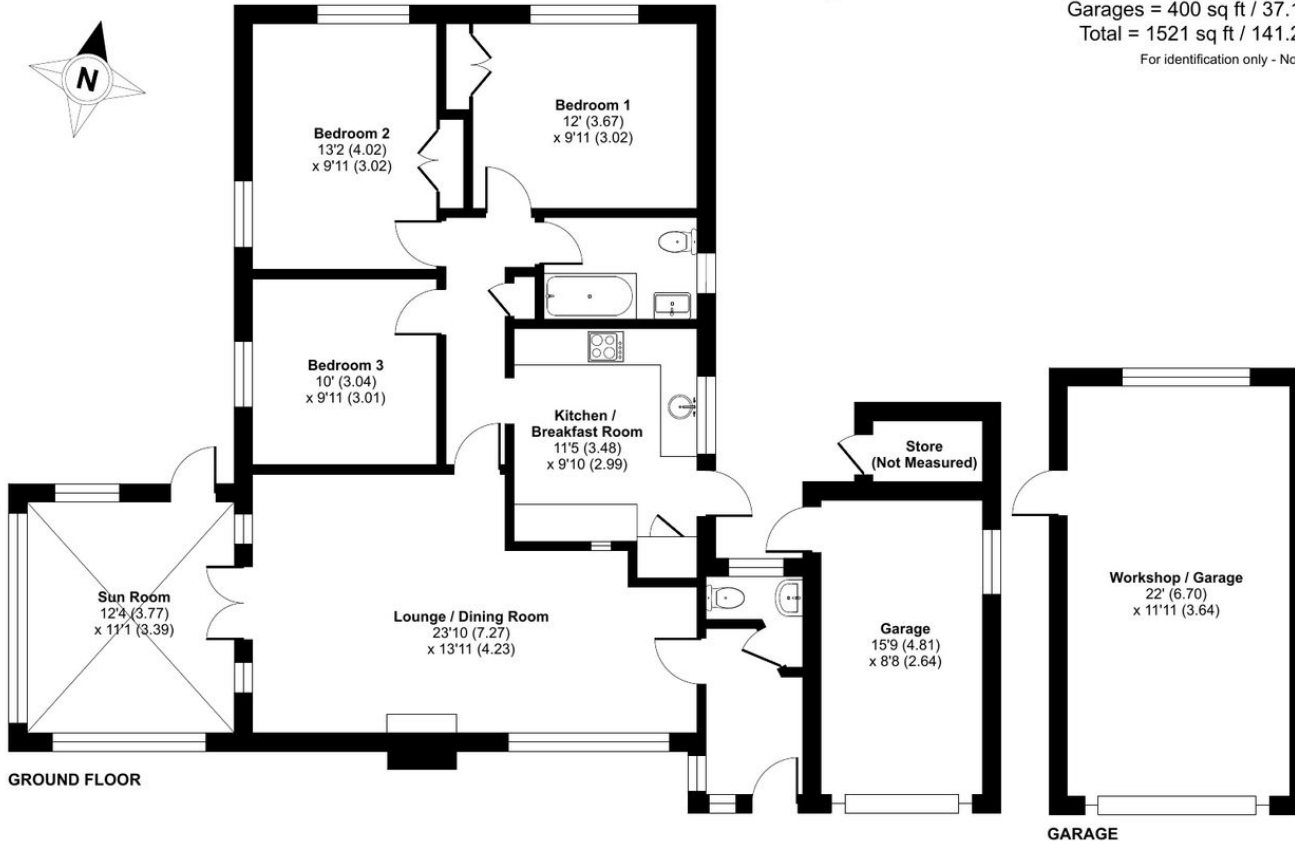
VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS From Launceston town centre proceed along Western Road, turn left just before the Asda garage into Hendra Vale. Proceed for about 100 yards and turn right into Woburn Road. The property will be found on the right, identified by the For Sale board.

Sat Nav: PL15 7HL

What3Words: ///skies.shot.media

Approximate Area = 1121 sq ft / 104.1 sq m (excludes store)
 Garages = 400 sq ft / 37.1 sq m
 Total = 1521 sq ft / 141.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1469028

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

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