



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

Guide Price £325,000 Freehold





A remarkably spacious detached house in popular residential area with ample off road parking

- No Onward Chain
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen & Separate Utility Room
 - Attached Double Garage
 - Off Road Parking
 - Generous Corner Plot
 - 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 the 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 house of traditional construction, believed to have been built in the 1970s and would benefit from some cosmetic improvements.

The accommodation is illustrated on the floorplan and briefly comprises: sliding patio

doors into entrance porch with a door into the hallway with wood floor and stairs rising to the first floor.

The triple aspect lounge/dining room has a fireplace with marble effect hearth and surround (not in use) and opens into the dining room with sliding door into the kitchen. The kitchen has a range of base and wall mounted units with work surfaces over, inset stainless steel sink with drainer and mixer tap, inset 4-ring gas hob with extractor fan over, eye-level oven and microwave and return door to entrance hall.

Door into utility room with window to rear aspect, separate cloakroom with low flush WC and a door into bedroom 4/study with window to the front. From utility, door into attached double garage with window and courtesy door to the rear.



The first floor landing has a window in display recess, loft access, storage cupboard and doors to all rooms. There are 3 bedrooms, 2 with fitted wardrobes and each with windows to either side or front aspect.

The family bathroom has a suite comprising a panel enclosed bath with glass screen and shower above, vanity sink with cupboard below and low level WC.

OUTSIDE To the front of the property, gates open onto an extensive tarmac drive providing parking for numerous vehicles.

The gardens are to the side and rear of the property and laid mainly to lawn with shrubs and well-defined hedge boundaries.



To the rear of the property a metal gate gives access to a separate, enclosed patio area which has mature shrubs providing colour and interest throughout the year.

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.

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

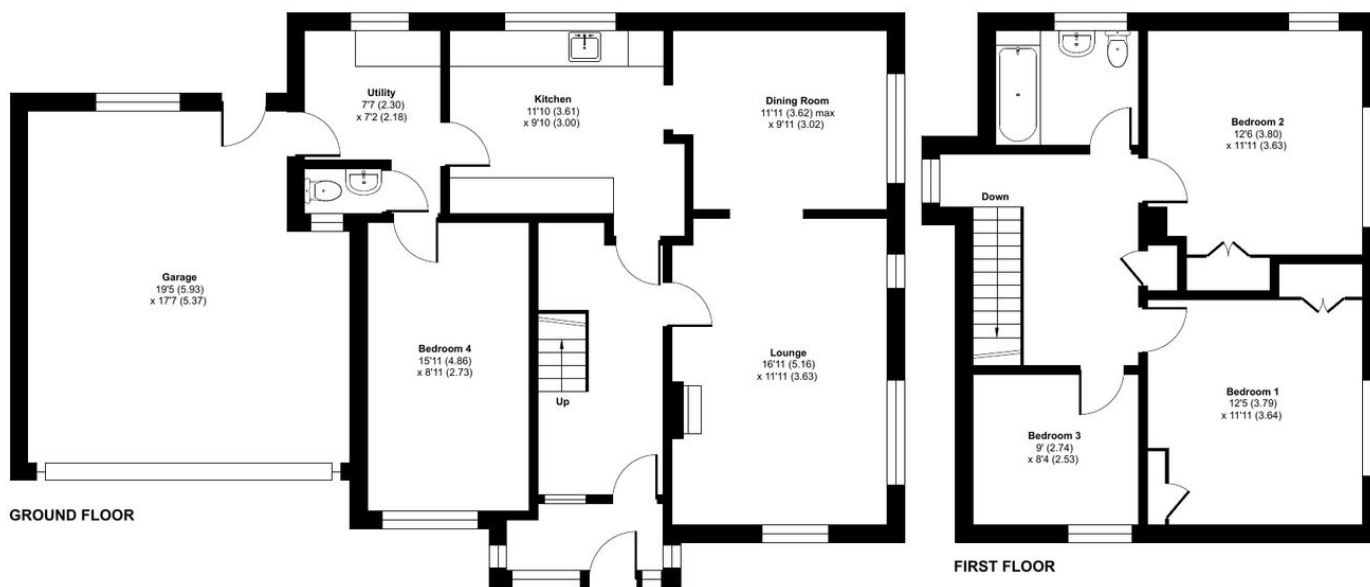
DIRECTIONS

Sat Nav: PL15 7HH

What3Words: ///restores.baroness.script



Approximate Area = 1423 sq ft / 132.2 sq m
Garage = 323 sq ft / 30 sq m
Total = 1746 sq ft / 162.2 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). © nche.com 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1455631

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

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