



6 Wooda Road

Launceston, Cornwall, PL15 8BJ

KIVELLS

6 Wooda Road

Launceston, Cornwall, PL15 8BJ

£140,000 O.I.E.O.

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

EPC - D



Location

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

OPEN PLAN KITCHEN / LIVING / LOUNGE / BEDROOM THREE

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 housing fuse boards. Stairs with wooden balustrade rise to:-

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.

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.

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.

Outside

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

Services

Mains water, electricity and drainage. Gas central heating.



EE Rating - D



Council tax band - A



Directions

What3Words - beads.wheat.steered



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Estate Agents, 2 Broad Street, Launceston PL15 8AD

📞 01566 777777

✉️ launceston@kivells.com

🌐 kivells.com

Find us on [f](#) [X](#) [ig](#) [yt](#) [in](#)

Disclaimer - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.