



Western Rays



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Dunheved Road, Launceston, Cornwall, PL15 9JE

Town Centre 0.5 miles - North Cornish Coast 19 miles – Exeter 42 miles

A spacious family home in a sought after location within the town with an enclosed rear garden, ample parking and a double garage

- Four Double Bedrooms
- Annexe/Income Opportunity
- Ample Off Road Parking
- Summer House/Outside Office
- Tenure: Freehold
- Detached Double Garage
- South Facing Garden
- Sun Room with Commanding Views
- Sought After Town Location
- Council Tax Band: D

Guide Price £450,000

## SITUATION

The property is situated in a sought-after location within the town, at the end of a private drive off of Dunheved Road and less than half a mile from the town centre. Launceston has numerous shops, boutiques, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

## DESCRIPTION

A highly versatile detached house in a secluded and sought after position within the town. The property sits amongst a generous plot with a south facing aspect and views across the town, ample off road parking, a detached double garage and an enclosed rear garden. The property would attract a range of buyers including a family, those requiring level living or possibly those after a income source.



## ACCOMMODATION

The accommodation has been modernised throughout by the current owners and now offers a comfortable and modern living space, with well proportioned rooms and a versatile layout. The recently upgraded kitchen gives a contemporary feel to the property and has a range of fitted appliances including an integrated double electric oven, inset electric hob and integrated dishwasher. There is a utility space to one end with space and plumbing for appliances with extra storage, and a pantry in the kitchen. There is a front entrance hall into the main hallway, with a dual aspect sitting room with an open fireplace and views over the garden and town beyond. An additional reception/study room leads through to the conservatory, with far reaching views across the town.

The double bedrooms on the ground floor of the property are serviced by the family bathroom which has a fitted suite including a bath and shower over. In addition, there is a separate cloakroom with WC and an airing cupboard off the main hallway. The first floor has a double bedroom with dressing room and a contemporary shower room along with eave storage.

## LOWER GROUND FLOOR/ANNEXE

The current owners have created a self-contained annexe which can be accessed via a separate entrance to the house and comprises a fitted kitchen, with storage units and further storage and plumbing for white goods. Stairs rise to an en-suite bedroom, with an interconnecting door back to the main house. This part of the property would lend itself ideally as an income stream, for those looking for their own independent living or two families sharing.

## OUTSIDE

A right of way over the drive leads to a privately owned driveway offering ample parking and turning space for vehicles with a detached double garage and car port. There is a raised patio directly accessed via the side of the conservatory which offers a secluded area for outdoor seating, dining and entertaining. The property is sat within a generous plot with a mature garden mainly comprising a lawn, stocked with a range of mature shrubs and trees. There is a greenhouse and separate wooden shed which could make an ideal space for working from home.

## SERVICES

Mains electricity, water and drainage. Mains gas central heating and open fireplace. Broadband availability: Ultrafast. Mobile connection: voice and data. (Information via Ofcom). Windows: uPVC double glazed throughout. Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into Woburn Road. Follow Woburn Road until you see Launceston College and continue around the left-hand bend onto Dunheved Road. Continue for approximately 460m where the entrance to the property will be on the left-hand side next identifiable by a Stags for sale board.

## what3words.com

Entrance to driveway: ///wonderful.stuffing.pink



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	73
EU Directive 2002/91/EC			

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Approximate Area = 1986 sq ft / 184.5 sq m (Includes Self Contained Annexe)  
 Limited Use Area(s) = 89 sq ft / 8.2 sq m  
 Garage = 484 sq ft / 44.9 sq m  
 Total = 2559 sq ft / 237.6 sq m  
 For identification only - Not to scale

**KEY:**  
 SELF CONTAINED ANNEXE

**First Floor**  
 Bedroom 1: 4.14 x 2.59m / 137 x 85  
 Dressing Room: 3.76 x 2.31m / 124 x 77

**Ground Floor**  
 Double Garage: 9.86 x 5.31m / 324 x 175  
 Sun Room: 4.88 x 3.89m / 16 x 129  
 Annexe Bedroom: 4.47 x 3.43m / 146 x 113  
 Bedroom 3: 4.17 x 2.59m / 138 x 86  
 Bedroom 2: 4.00 x 3.30m / 131 x 111  
 Family Room / Study: 3.76 x 3.25m / 124 x 108  
 Sitting Room: 5.16 x 4.26m / 16'11" x 13'11"  
 Kitchen: 3.68 x 2.84m / 12'1" x 9'4"  
 Kitchen / Dining Room: 4.32 x 3.56m / 142 x 118

**Lower Ground Floor**  
 Kitchen / Dining Room: 4.32 x 3.56m / 142 x 118

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Stags. REF: 1100251