



45 Woburn Road



STAGS

45 Woburn Road

, Launceston, Cornwall, PL15 7HJ

Town Centre 0.6 miles - Exeter 42 miles - Plymouth 25 miles

A superbly presented 2 bedroom detached property which has been greatly improved by the current owner

- Detached Home
- Renovated Throughout
- 2 Bedrooms
- Spacious Living Room
- Council Tax: D
- Generous Garden
- Ample Off Road Parking
- Kitchen / Dining Room
- Single Garage
- Freehold

Guide Price £345,000

The property is situated in a convenient location on the outskirts of the town within a popular development and easy reach of the A30 connecting the Cathedral cities of Truro and Exeter. The property is approximately 0.3 miles from the nearest service station/garage, for day to day needs. The town centre is just under a mile away, offering a range of shops, boutiques, two 18-hole golf courses, sporting and social clubs. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard.

A most impressive detached 2 bedroom property that has been greatly improved by the current owner including full re-wiring, new plumbing, heating, and being re-skimmed throughout, resulting in a modern and well finished home. The property also benefits from ample off road parking, a garage and a generous rear garden.

The front door leads from the porch into a welcoming entrance hall with understairs storage and stairs to the first floor. The sitting room is bright and spacious and features a gas fireplace, a bay window and double doors that lead outside onto a patio. The sitting room offers a dual space with one end currently used for a snooker table. The kitchen is fitted with a range of wall and base units, work surface space, island, inset sink, cooker with extractor over, integrated dishwasher and space for fridge / freezer. The kitchen has underfloor heating and offers a practical dining space as well as separate door that leads into a useful utility room with a door to the rear garden. The downstairs is completed by a cloakroom with a WC, wash hand basin and a heated towel rail.

Upstairs the property offers 2 double bedrooms with built in wardrobe storage as well as additional storage space within the eaves. A separate shower room comprises a WC, wash hand basin and heated towel rail.

Outside: The property is approached by a tarmac and gravelled driveway providing ample off-road parking, with a lawned area with shrubs to the centre and a separate single garage with power and workshop space. To the rear of the property is the generous garden, which is laid to lawn and bordered by fencing. A paved patio adjoins the property, offering the perfect setting for outdoor dining and entertaining.

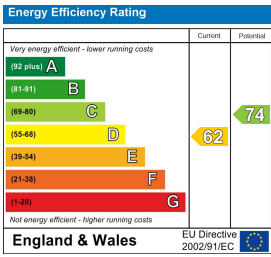
Viewings: Strictly by appointment with the vendor's appointed agents, Stags.

Services: Mains water, electric and drainage. Gas fired central heating. Broadband: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agent has not inspected or tested these services. Directions: [What3words.com](https://www.what3words.com) - [///weeks.deaf.lunge](https://www.weeks.deaf.lunge)





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.

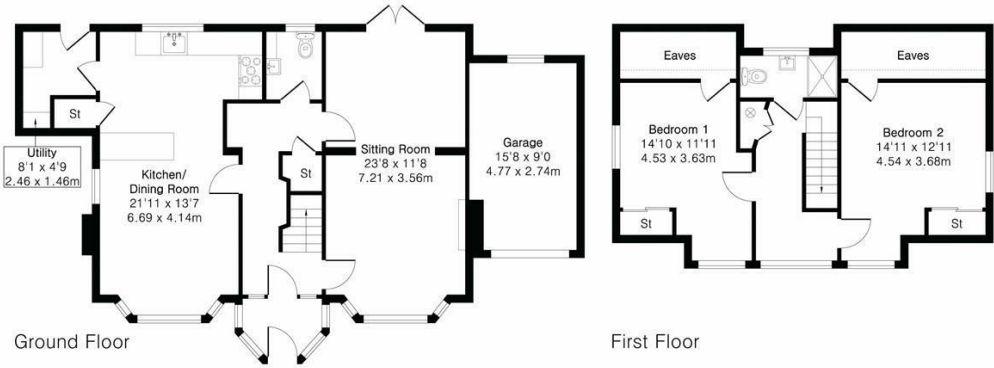


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Approximate Gross Internal Area 1226 sq ft - 113 sq m
(Excluding Garage)

Ground Floor Area 780 sq ft – 72 sq m
First Floor Area 446 sq ft – 41 sq m
Garage Area 141 sq ft – 13 sq m



For Identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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