



**47 Woburn Road,
Launceston, Cornwall, PL15 7HJ**

Guide Price £425,000 Freehold





A stunning well-presented, successfully extended dormer bungalow in a popular residential area

- Hosted Virtual Viewing Available
 - 3 Bedrooms
- Bathroom & Downstairs Wet Room
 - Kitchen/Breakfast Room
 - Lounge/Dining Room
- Large Single Garage & Off Road Parking
 - Level Enclosed Rear Garden
 - EPC D & Council Tax D

SITUATION Situated on the fringe of the market town of Launceston, within half a mile walk of Launceston College, leisure centre and doctors surgery and 0.7 miles from the town centre. Launceston has supermarkets, doctors, dentists and veterinary surgery 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 26 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION Built in 1979 by a reputable local builder with a recent extension, the property has been the cherished home of the current vendor since new and is an impeccably presented

detached dormer bungalow worthy of an early inspection to appreciate the tasteful décor.

The accommodation is illustrated on the floorplan and briefly comprises: glazed entrance door into entrance hall with stairs rising to first floor, understairs storage cupboard and attractive wood floor. Door into bedroom 3 with mirror-fronted wardrobes and window to rear aspect overlooking garden.

Door into dining area with window to side and opening into lounge with windows to front and an inset coal and log effect mains gas fire. The contemporary kitchen/breakfast room comprises a range of base and wall units with laminated work surfaces over, inset 1 and a half bowl stainless steel sink unit with mixer taps, electric double oven with pan storage above and below, 5-ring mains gas hob with extractor over, opening



into triple aspect breakfast room with roof-lights and patio doors with steps down to rear terrace.

From kitchen, glazed door into utility room with a range of base-level units with integral dishwasher, plumbing and appliance space for washing machine and tumble dryer, deep store cupboard, door to front. Contemporary wet room with walk-in shower and glazed screen, low flush WC and wash hand basin.

The first floor has a spacious landing/study area with window to rear aspect, doors into the two double bedrooms, each with mirror fronted wardrobes. Family bathroom comprising a suite of tile enclosed bath with independent inset shower and glass shower screen, circular wash basin with waterfall style mixer taps and low flush WC.

OUTSIDE Set back from the road by a low boundary wall with a pair of ornate wooden gates onto the driveway with parking for several vehicles and a lawned garden area. Attached garage with electric up and over doors, wall-mounted mains gas Vaillant boiler for central heating and hot water and courtesy door to rear terrace.

To the rear of the property is a patio terrace, ideal for al fresco dining, and steps down to the garden which is laid mainly to lawn with well-defined hedge and fence boundaries, greenhouse, storage shed.

SERVICES All main services connected, mains gas fired central heating. Broadband: FTTP. Mobile coverage: visit Ofcom website. Full EPC document available on request. Council tax band D. Please

note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with vendor's appointed Agents David J Robinson Estate Agents and Auctioneers. Hosted virtual viewings are available by arrangement.

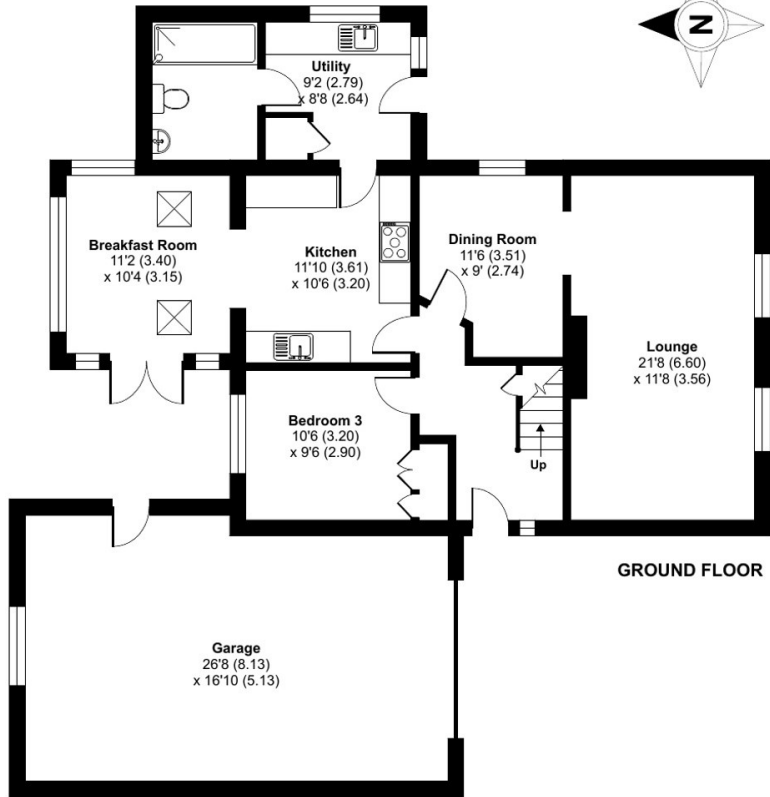
DIRECTIONS

Sat Nav Postcode : PL15 7HJ
What3Words: ///Kitchen.Storming.Stable.

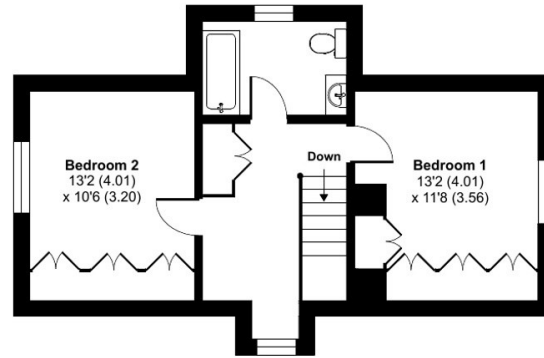


Approximate Area = 1886 sq ft / 175.2 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1210717

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

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