



- IDEAL FAMILY HOME
- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING
- MAGNIFICENT VIEWS

Woodvale Terrace, Launceston, PL15 9BN

END OF TERRACE 3 BEDROOM TOWN HOUSE which has been a wonderful family home for the current owners for the last 12 years. Located in a elevated position on this popular road, enjoying spectacular front aspect views and within a short walk of the town centre. CASH BUYERS ONLY.

Guide Price £115,000



Property Description

A three double bedroom end terrace house with a tiered rear garden, far reaching views and a single garage set in the popular town of Launceston.

LOCATION

This family home is located within walking distance to the town centre, schools, recreational facilities, shops which include Tesco, Lidl, a retail park which has an M&S Foodhall, Costa and Argos to name but a few. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses and Roadford Lake Country Park where visitors can fish, sail, windsurf, cycle, row, kayak and camp. The A30 is adjacent to the town and will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away. The nearest mainline train stations can be found in Gunnislake and Liskeard, being approximately 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION IN DETAIL COMPRISES

(All Measurements are Approximate).

STORM CANOPY PORCH

Double glazed window to side and feature part stained glass leaded light front door leading to:

ENTRANCE LOBBY

Obscure glazed door to:

ENTRANCE HALLWAY

Throughout the property there are period style Victorian radiators. Exposed wooden flooring which continues into the open plan living accommodation. Stairs to First Floor. Door to:



SITTING ROOM

13' 0" x 10' 4" (3.96m x 3.15m) excluding the deep bay front window which enjoys distant countryside views. Television point. Opening to:

DINING ROOM

13' 5" x 11' 0" (4.09m x 3.35m) Built-in corner storage cupboard with shelving above. Low level storage cupboard. Door to:

UNDERSTAIRS CUPBOARD

Window to side.

From Dining room door to:

KITCHEN

12' 0" x 8' 5" (3.66m x 2.57m) Window to rear. Range of base level and drawer units with worktop surfaces over. Inset sink and drainer unit with mixer tap. Inset electric hob with extractor unit above and electric oven under. Eye level and display units. Two full height storage cupboards, one housing the mains gas Combination boiler. Tiled flooring. Opening to:

BREAKFAST ROOM

12' 0" x 7' 2" (3.66m x 2.18m) Sliding patio door to rear garden. Worktop surface with space under for tumble dryer and plumbing for washing machine. Built-in cupboard. Window openings back to kitchen and dining room.

From the Entrance Hallway staircase rises to a:

SPLIT FIRST FLOOR LANDING

Window to side. Hatch to loft space with positive airflow system. Useful storage cupboards with shelving. Doors to:

BEDROOM 1

11' 1" x 11' 0" (3.38m x 3.35m) excluding the deep bay front window which enjoys superb panoramic distant countryside views over to Dartmoor.

BEDROOM 2

10' 11" x 10' 10" (3.33m x 3.3m) Window to rear.

BEDROOM 3

11' 11" x 8' 3" (3.63m x 2.51m) Window to rear. Built-in wardrobe with cupboard above.

BATHROOM

Obscure glazed window to front. Modern three piece suite comprising panelled enclosed bath with electric shower over. Wash hand basin inset into vanity unit. Low level wc with integral flush. Part tiling to walls. Extractor fan. Ladder style heated towel rail.

OUTSIDE

Accessed from the road is a:

GARAGE

14' 10" x 7' 11" average measurements (4.52m x 2.41m) Currently used for storage. Double opening wooden doors.

From the road steps lead up to a small terrace of homes with a path and steps leading up to the entrance door. The front garden is laid out for ease of maintenance with flower and shrub beds. To the side of the property is a shared passageway with a pedestrian gate and path leading to this property's rear garden. (Note: The neighbouring property has a pedestrian right way of access across the back to the side passageway). The garden is tiered with the lower level having a concrete area ideal for storage and an outside tap. Steps lead up to three further terraces, the first is laid to grass with some flower and shrub borders. A pedestrian gate opens up to an area of grass and a decked patio with built-in seating and steps up to a further decked seating terrace and access to:

SUMMERHOUSE

9' 2" x 9' 2" (2.79m x 2.79m) Could be used as an HOME OFFICE with power and light connected. An ideal spot to take in some partial distant countryside views.

LOCAL AUTHORITY

Cornwall Council.

COUNCIL TAX BAND

B

SERVICES

Mains Gas, Electric, Water and Drainage.

DIRECTIONS

From Launceston town centre proceed on foot up Race Hill and the property will be found after a short distance on the right hand side with a Millerson for sale board clearly displayed. If travelling by car, proceed along Tavistock Road and at the roundabout turn right into Race Hill, proceed along this road into Woodvale Terrace and the property will be found on the left hand side.

AUCTIONEERS NOTE

A concrete screening test stage 2 (Mundic Test) was carried out on the 2nd November 2020 and confirms a Class B category, therefore the property is unsuitable for mortgage purposes.

Viewings

Please telephone joint auctioneers Millerson, Launceston T: 01566 776055 to book a viewing session.

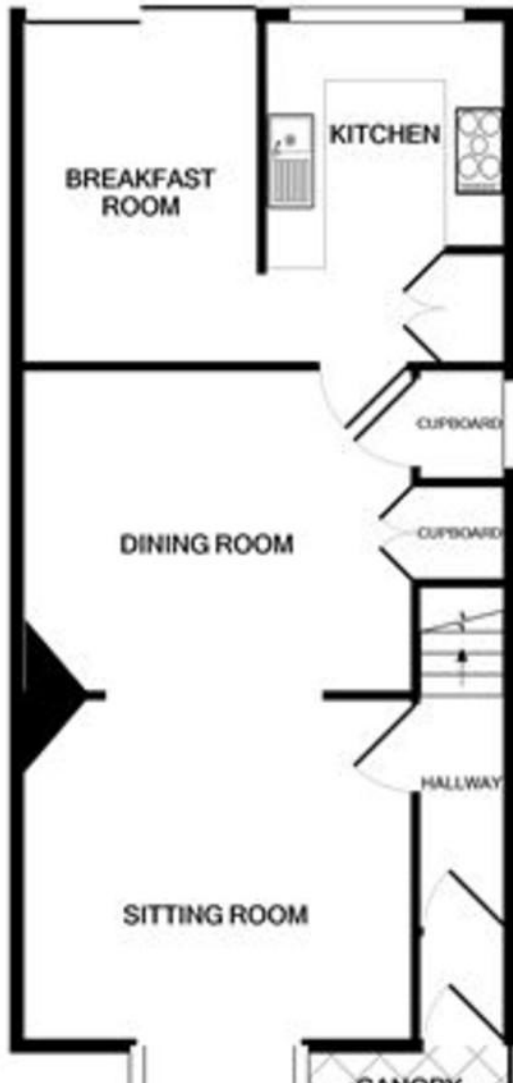
Notice to Bidders

Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

Additional Fees

Administration Charge: £1,200.00

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

Launceston Office

01566 776055

launceston@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628



6a High Street, Launceston,
Cornwall, PL15 8ER

01566 776055
launceston@millerson.com

www.millerson.com

