



17 Woodvale Terrace

| Launceston |



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Enjoying an elevated position with distant views of Dartmoor National Park is this end of terrace home. Enjoyed by our vendor for over 50 years the property offers 3 bedrooms, 2 reception rooms and an enclosed rear garden. The property needs a degree of updating but offers a purchaser the chance to create a wonderful home.

You step into a hallway with stairs to the first floor. The sitting room is front aspect with a feature box bay window and a fireplace housing a gas fire. The dining room is rear aspect and adjoins the kitchen which has a range of eye and base level units. Also on the ground floor is a utility room and an outside WC.

On the first floor are 3 bedrooms and a shower room. The main bedroom is front aspect again with a box bay window enjoying a fantastic view towards Dartmoor National Park in the distance. Bedroom 2 is a rear aspect double and currently used as a guest room. Finally bedroom 3 is a good size single bedroom or potential nursery. The bedrooms all share the shower room which has scope to be updated and modernised.

The property is approached up steps to a shared right of way which runs in front and down the side of the property. Immediately in front of the property is a garden which has a range of mature shrubs and plants. A path takes you to the front entrance door with storm porch over. To the rear of the property is a right of way for the adjoining neighbour to access their respective garden. Steps take you up to an area of lawn which is fully enclosed and at the top of the garden there are range of sheds requiring TLC.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9BN. From our office continue on Hurdon Road towards Tesco. Take the first exit at the roundabout and continue up Race Hill. Follow this road for a short distance where the property will be seen up high on your left hand side.

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Entrance Porch

Sitting Room

12'11" x 10'7" (3.95m x 3.23m)

Dining Room

13'8" x 11'5" (4.17m x 3.48m)

Kitchen

11'8" x 8'4" (3.57m x 2.56m)

Utility Room / Lean To

7'7" x 4'6" (2.33m x 1.39m)

First Floor

Bedroom 1

13'11" x 11'3" (4.26m x 3.45m)

Bedroom 2

10'11" x 10'8" (3.35m x 3.27m)

Bedroom 3

11'11" x 8'4" (3.64m x 2.56m)

Shower Room

7'9" x 4'10" (2.37m x 1.49m)

Services

Mains Electricity, Water and Drainage
Council Tax Band B

AGENTS NOTE

It is understood there is a main gas connection to the fireplace in the sitting room. It is up to a prospective purchaser to confirm this is the case.

AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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