



27, Robin Drive

27, Robin Drive, Launceston, Cornwall PL15 9JY



Town Centre 1.3 miles - North Cornish Coast 16 miles - Exeter 45 miles

A comfortable and spacious family home with 4 double bedrooms in a popular residential area near the town

- 4 Double Bedrooms
- Garage
- Off Road Parking for 2 Cars
- Kitchen
- 2 Reception Rooms
- Sought After Residential Area
- Private Enclosed Rear Garden
- Ideal Investment Opportunity
- Tenure: Freehold
- Council Tax Band: D

Guide Price £325,000

SITUATION

The property is well positioned within a sought after residential development and conveniently located within easy reach of the A30 and is just over 1 mile from the town centre. Launceston offers a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors', dentists', veterinary surgeries and educational facilities. There is a well-equipped leisure centre and two testing 18-hole golf courses, along with numerous sporting and social clubs. The A30 trunk road links the Cathedral Cities of Exeter and Truro, with the popular North Cornish coast approximately 16 miles away.

DESCRIPTION

A detached and well proportioned family house boasting 4 double bedrooms with the added benefit of off road parking for 2 cars, a garage and an enclosed rear garden. The property sits within a popular location on the outskirts of the town.

ACCOMMODATION

A covered porch into the front entrance leads into the the main hallway with a cloakroom and WC. Stairs to the right rise to the first floor, whilst on the left is a generous dining room with large window overlooking the front lawn. There is a contemporary feel throughout the property with the doorways to some of the rooms being fitted at angle to the hallways, making the whole house feel open and welcoming. The sitting room has a gas fire place and French doors leading out to the rear garden. The kitchen as well is a generous size and has a range of base and wall mounted units, with a built in oven, integral hob and extractor fan. There is ample space for white goods such as a freestanding fridge/freezer and dishwasher. To one side of the kitchen is a utility area, with work surface space, a sink and space and plumbing for a washing machine.

The first floor presents the 4 double bedrooms with 1 having an ensuite shower room and built in wardrobe space. The part tiled family bathrooms serves the other 3 bedrooms and is complete with a fully fitted suite, with a shower over the bath.

OUTSIDE

The front of the property is mainly laid to lawn, with access to the back via both sides of the house. There is a private driveway with parking for 2 cars, and a garage with power and light connected. The rear garden is mainly laid to lawn, enclosed by fence boundaries with mature hedging on one side, giving the garden extra privacy.

SERVICES

Mains water, electricity and drainage. Mains gas central heating and double glazed. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

From Stags Launceston, head along Western Road taking the A30 slip road signposted to Okehampton and Callington. After a short distance take the first exit off towards Callington. At the end of the slip road, turn right, continue along this road and at the roundabout, take the first exit and continue until a second roundabout. Take the second exit, continue along this road after approx. 150m, the property will be found on the left hand side.

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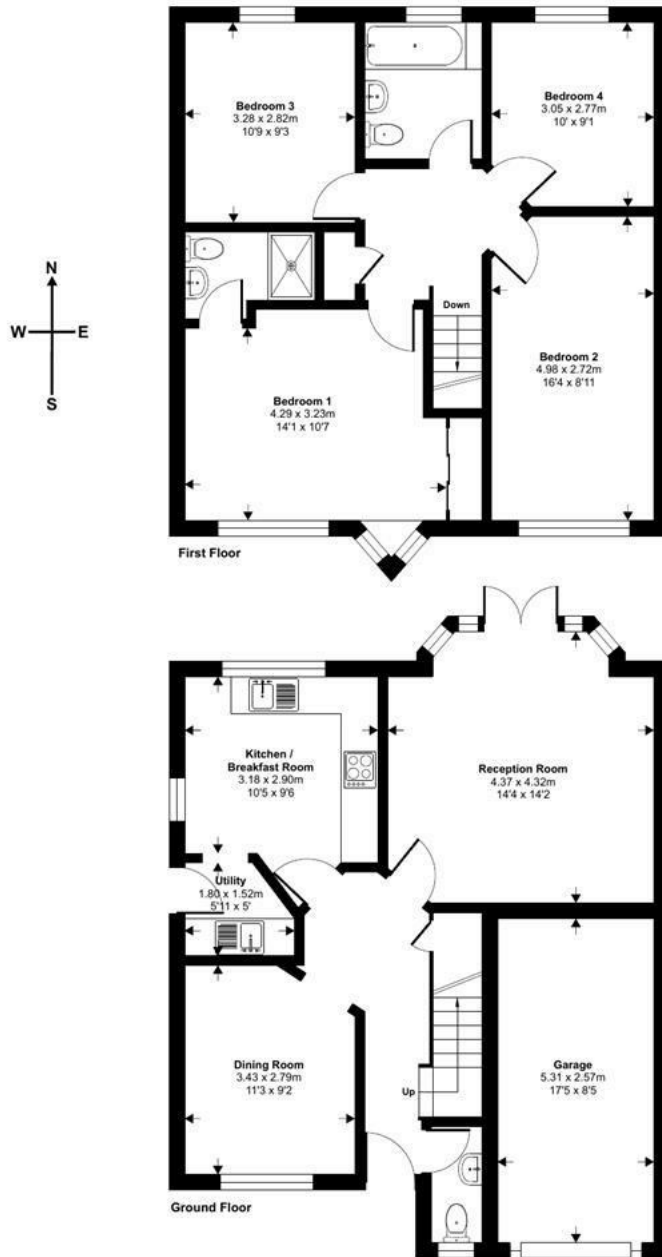
AGENTS NOTE

The photos were taken in October 2022 and naturally, the outside of the property has deteriorated/weathered slightly. Some renovation works are required to some external areas of the property and have been factored into the sale price. For updated photos of outside please contact the Stags Launceston Office.



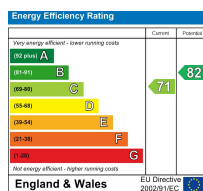
Approximate Area = 1398 sq ft / 130 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 902156

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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