



Roydon Road  
Launceston | Cornwall



Town • Country • Coast





A spacious three bedroom detached Woolaway bungalow set on the fringe of Launceston with a generous garden. The property has been improved by the current owners, offering off road parking in a car port and well proportioned rear gardens with views from the balcony to surrounding countryside.

The property offers spacious accommodation which includes a generous living room and open-plan kitchen and dining room. There are the 3 bedrooms alongside a bathroom plus a separate WC and a utility room. At the side of the property there is a conservatory providing additional reception space.

Off road parking and car port to the front with gated access leading to the front door and rear garden. To the rear is a patio the length of the property providing an ideal area for entertaining with countryside views. Steps lead down to two further tiered areas with an abundance of shrubs, plants and trees providing season colour and privacy. There are also two outside sheds and a water feature with gated access onto Roydon Road.





## 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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times and before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

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**Conservatory**  
11'11" x 7'11" (3.63 x 2.41)

**Living Room**

**Inner Hallway**

**Kitchen/Dining Room**  
19'0" x 9'5" (5.79 x 2.87)

**Utility Room**  
9'0" x 7'6" (2.74 x 2.29)

**Bedroom 1**  
10'10" x 10'10" (3.30 x 3.30)

**Bedroom 2**  
10'11" x 8'11" (3.33 x 2.72)

**Bedroom 3**  
7'9" x 6'1" (2.36 x 1.85)

**Bathroom**  
9'11" x 5'11" (3.02 x 1.80)

**W.C.**

**Services**  
Mains gas, electricity, water  
and drainage.  
Council tax band C.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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.

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