



Roydon Lane
Lanstephan | Launceston



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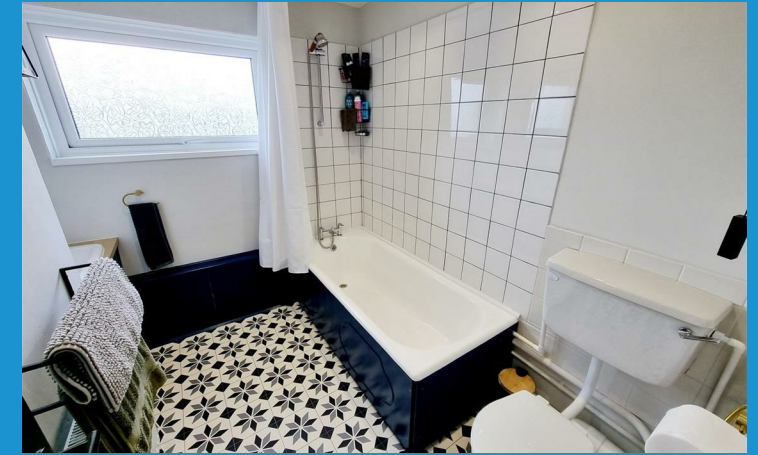


Located within a popular residential development is this well presented 3 bedroom terraced house. The property has been improved by our vendors and offers on trend decor plus front and rear gardens.

You enter the property into a hallway with doors to the cloakroom, built in storage cupboard and stairs to the first floor. The kitchen/dining room is rear aspect with a range of eye and base level units plus space for a dining table perfect for family get together's. Next to the kitchen is a useful utility room with further storage and a door into the rear garden. Overlooking the south facing front garden is the generous sitting room leaving plenty of space for furniture.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with ample space for bedroom furniture. Bedroom 2 is another double bedroom currently used as a guest room. Finally bedroom 3 is a rear aspect single with a recess. The bedrooms all share a family bathroom which has a matching 3 piece suite including a shower over the bath.

The property is approached off a shared pathway with a neighbouring property. The South facing front garden has been completely enclosed by a new fence and is majority laid to lawn perfect for children and pets. A brick paved path leads you to the front door and patio area. The rear garden is sloping and again laid to lawn offering further potential for those with green fingers. A shared pathway over neighbouring gardens gives separate access to the rear garden rather than going through the house. Although the property doesn't have private off road parking, there is a communal car park nearby and further parking on Roydon Lane.



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, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 8NG. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning and follow the road along and take the right hand turning into the estate and take the first right hand turn into St. Josephs Road. Follow this road to the very end. At the t junction turn right passing the garages where the communal path will be seen on your right.

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Entrance Hallway

W/C

6'3" x 2'8" (1.93m x 0.82m)

Living Room

15'5" x 10'4" (4.70m x 3.17m)

Kitchen

12'9" max x 11'0" (3.91m max x 3.36m)

Utility Room

8'5" x 5'11" (2.58m x 1.81m)

First Floor

Bedroom 1

13'11" x 10'4" (4.26m x 3.17m)

Bedroom 2

12'5" x 11'10" (3.79m x 3.62m)

Bedroom 3

9'11" x 6'11" (3.03m x 2.11m)

Bathroom

7'11" x 7'5" (2.42m x 2.27m)

Services

Mains Electricity, Gas, Water and Drainage.

Central Heating Type - Mains Gas

Council Tax Band - B

Shared path at the front and back of the property and there is access to the back garden via side path.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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