



Robin Drive  
Launceston | Cornwall



Town • Country • Coast



A well-presented 3 double bedroom (1 ensuite) town house located in a popular estate on the fringe of Launceston. The property benefits from well-proportioned accommodation spread over 3 floors plus a South facing rear garden and single garage.

You step into a hallway with a storage cupboard and staircase to the first floor. The kitchen is front aspect with a range of eye and base level units, integrated appliances and space for white goods. The sitting/dining room is rear aspect overlooking the rear garden and is a great size. French door's open out to the patio area and garden.

On the first floor are 2 good size double bedrooms both sharing a family bathroom with a matching suite. The rear bedroom enjoys a view over the garden. On the second floor is the master bedroom suite complete with a dressing area and adjoining ensuite shower room. The front bedroom is another double room leaving plenty of space for wardrobes.

Adjoining the sitting room is a South facing garden with a large patio area and an area of artificial grass perfect for children and pets. Towards the bottom of the garden is an area which has potential for a purchaser to add with own design and taste. A short walk away from the property is a single garage under a coach house with a parking space in front.



### 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 postal code for the property is PL15 9LN. What Three Words 'delays.loom.powder' will take you to the property, From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right hand side and cross over the A30 dual carriageway. At the roundabout, take the first turning and within a short distance you will reach a mini-roundabout. Turn right into Robin Drive following the road ahead until you get to number 64.

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## Entrance Hall

### Kitchen

12'8" x 6'2" (3.88m x 1.90m)

### Living Room/Dining room

16'2" x 13'3" (4.95m x 4.06m )  
4.06m narrowing to 2.99m

### Cloakroom

### First Floor Landing

### Bedroom 1

13'3" x 11'6" (4.06m x 3.53m )

### Bedroom 2

13'3" x 10'11" (4.06m x 3.35m )

### Family Bathroom

6'3" x 6'2" (1.93m x 1.90m)

### Second Floor Landing

### Bedroom 3

13'3" x 13'0" (4.04m x 3.98m )  
4.04m narrowing to 2.97m

### Walk in wardrobe

10'4" x 6'3" (3.15m x 1.93m)

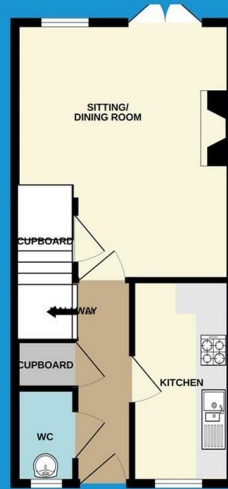
### Ensuite

6'9" x 6'7" (2.08m x 2.03m)

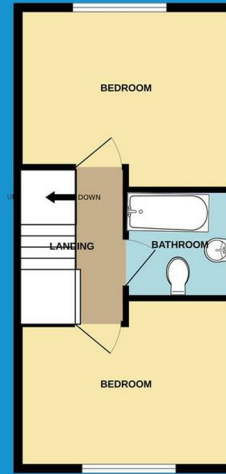
### Services

Mains Electricity, Gas, Drainage and Water  
Council Tax Band C

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(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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