



Robin Drive
Launceston | Cornwall





A spacious 3 bedroom end of terrace house with accommodation arranged over 3 floors and a driveway at the side with parking for 2 vehicles alongside a garage. The property is well presented and all 3 bedrooms are doubles with the impressive master bedroom offering a walk-in dressing room and an e-suite and there is an enclosed lawned garden at the rear. AVAILABLE WITH NO ONWARD CHAIN.

The property is located in a popular setting on the edge of the town. On the ground floor there is an entrance hallway with a useful cloak cupboard and a W/C. The front aspect kitchen has a range of wall and base level units and there is a generous living room with patio doors leading into the rear garden. On the first floor there are 2 spacious double bedrooms alongside the family bathroom. Stairs then rise to the second floor where the master bedroom can be found which is another generous double bedroom, with access to the walk-in dressing room with fitted wardrobes which in turn leads to the en-suite shower room.

The parking is on the driveway which is immediately to the side of the property where there is a gate into the rear garden and a single garage. The rear garden has a patio area with doors into the living room and a lawned garden.



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 peninsular 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.

Entrance Hallway

Kitchen 12' 9" x 6' 3" (3.91m x 1.92m)

Sitting Room 16' 4" max x 13' 4" narrows to 9' 10"
(4.98m max x 4.08m narrows to 3.00m)

W/C 6' 0" x 2' 9" (1.85m x 0.86m)

First Floor Landing

Bedroom 1 13' 4" x 11' 7" narrows to 9' 11"
(4.08m x 3.54m narrows to 3.04m)

Bedroom 2 13' 5" x 11' 1" narrows to 9' 4"
(4.09m x 3.38m narrows to 2.87m)

Bathroom 6' 4" x 6' 3" narrows to 5' 6"
(1.94m x 1.93m narrows to 1.68m)

Second Floor Landing

Bedroom 3 13' 3" x 13' 5" narrows to 9' 9"
(4.06m x 4.09m narrows to 2.98m)

Dressing Area 10' 4" x 6' 5" (3.15m x 1.98m)
including wardrobes

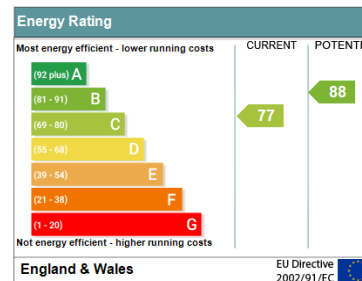
En-suite 7' 0" max x 6' 8" max
(2.15m max x 2.05m max) into shower

Services

Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band C.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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