



Robin Drive  
Launceston | Cornwall



Town • Country • Coast





Offered for sale with NO CHAIN is this attractive 3 bedroom modern home. You step into a porch with a door into a hallway with stairs to the first floor and a ground floor WC. The generous sitting room is dual aspect with a fire surround housing an electric fire surround. The dining room has french doors accessing the private and enclosed garden. Next to the dining room is the separate kitchen with a range of modern eye and base level units plus a few integrated appliances.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is dual aspect and has an en suite shower room adjoining Bedroom 2 which is another dual aspect double bedroom with a view towards the park. Finally bedroom 3 is a single room or has potential as a home office. The family bathroom has a match 3 piece suite including a full length bath.

Leading off the dining room is a covered patio area ideal for enjoying the days sun. Beyond here is an area of chippings which could easily be altered to create a level lawn. The garden is fully enclosed to all sides and has a pedestrian door into the single garage that is located under a neighbouring coach house on a leasehold tenure. In front of the up and over garage door is a parking space. In front of the property is a well stocked flower border creating a lot of colour and interest all year around.

The garage is accessed under an archway from a neighbouring coach house. Within a short walk of the property is a play park, attractive green and great access to country lanes.





### 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 postcode to the property is PL15 9LN. 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 left into Robin Drive. Follow this road passing Chough Close and Blackbird Crescent. After a short distance the property will be seen on your left hand side after the play park.

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**Entrance Porch**  
5'0" x 2'7" (1.54m x 0.79m )

**Hallway**

**Living Room**  
16'0" x 9'10" (4.90m x 3.00m )

**Kitchen**  
9'1" x 7'0" (2.79m x 2.14m )

**Dining Room**  
9'4" x 8'3" (2.85m x 2.53m )

**WC**  
6'10" x 2'11" (2.09m x 0.89m )

**First Floor**

**Bedroom 1**  
13'1" x 8'10" (4.00m x 2.70m )

**En-suite**  
6'7" x 4'1" (2.03m x 1.25m )

**Bedroom 2**  
9'10" x 9'2" (3.00m x 2.80m )

**Bedroom 3**  
7'2" x 6'6" (2.20m x 2.00m )

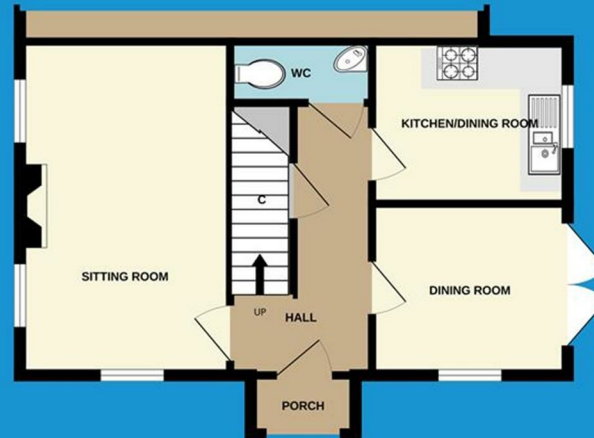
**Bathroom**  
6'7" x 5'7" (2.03m x 1.71m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C

**Agent Note**  
The property is freehold and the garage is leasehold as it is under a coach house.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Ground Floor**



**First Floor**



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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