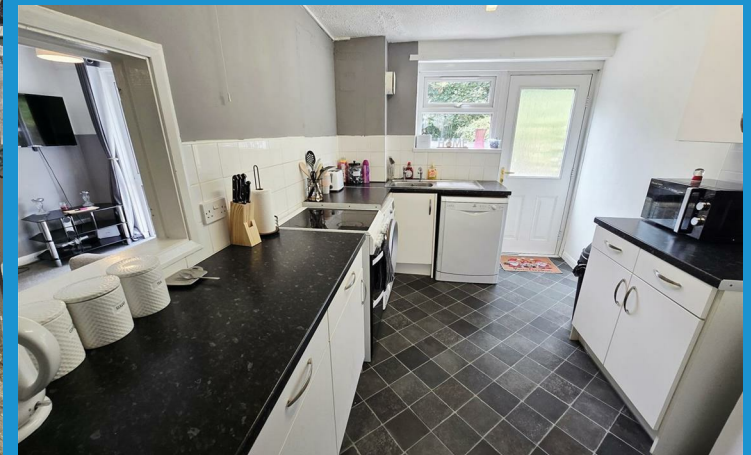
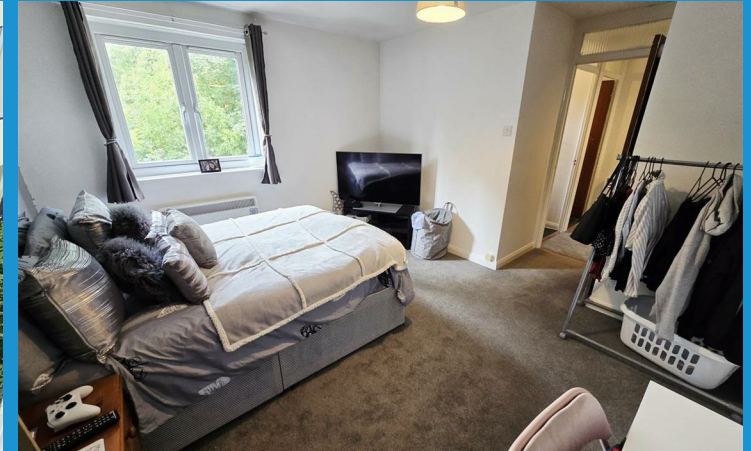




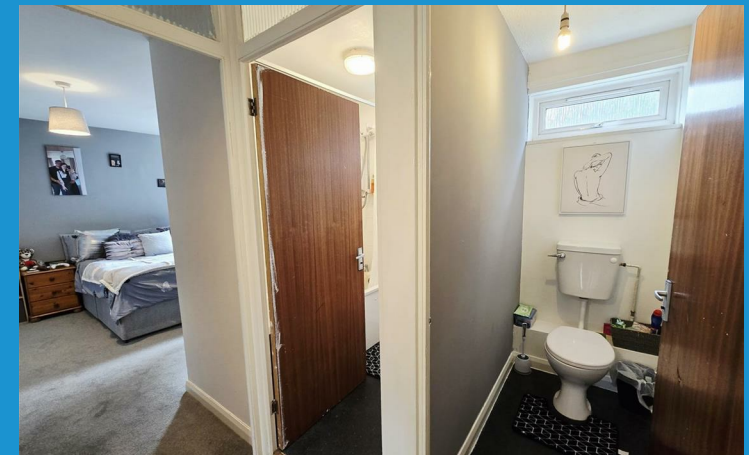
26 Roydon Lane  
Lanstephan | Launceston



A spacious 2 bedroom house with an additional first floor home office/nursery, featuring a spacious open-plan living room and dining room. The property has an enclosed garden to the rear with fencing to all sides and a gate to some further garden area beyond.

The property can be found on the edge of the town with communal parking available at the front. The property is accessed via a spacious hallway at the front where there is a storage cupboard opposite the front door. There is a good size coat/storage area off the hall and a generous open-plan living room/dining room with expansive windows at the rear overlooking the garden. There is a kitchen with a range of wall and base units and a back door to the garden.

On the first floor there is a landing with a storage cupboard and Cloakroom with a WC and a separate bathroom. There are two spacious double bedrooms alongside a home office or nursery which is a real bonus.



### 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 1 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, 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 and Costa. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 8NG.

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[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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**Entrance Hallway**  
9'10" x 7'1" (3.00m x 2.17m )

**Cloakroom**  
10'9" x 3'7" (3.28m x 1.11m )

**Living Room**  
17'9" x 10'8" (5.43m x 3.27m )

**Kitchen**  
11'7" x 8'4" (3.54m x 2.56m )  
3.54m narrowing to 2.86m

## First Floor

**Cloakroom**  
5'11" x 2'11" (1.82m x 0.89m)

**Bathroom**  
5'11" x 5'6" (1.82m x 1.69m )  
1.82m narrowing to 1.63m

**Bedroom 1**  
11'10" x 10'7" (3.62m x 3.24m )

**Bedroom 2**  
13'6" x 9'6" (4.13m x 2.92m )

**Home Office / Nursery**  
5'10" x 4'1" (1.78m x 1.25m )

## Services

Mains Electricity, Water and Drainage.

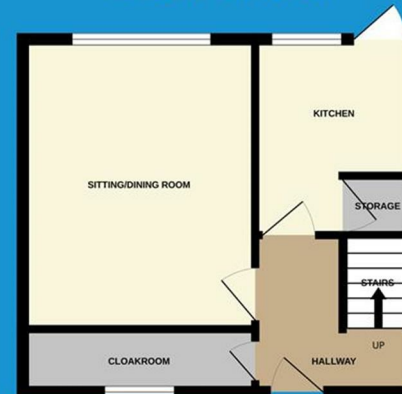
Storage Heaters.

Council Tax Band B

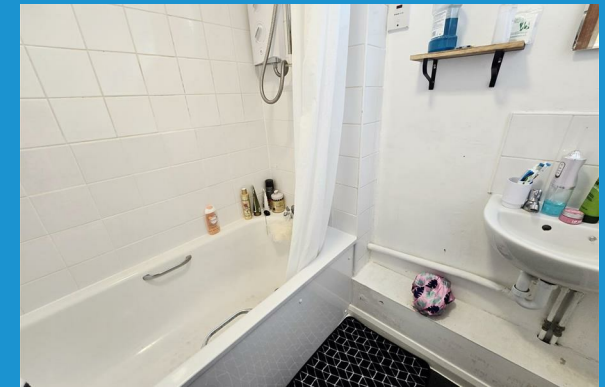
This property does have a communal charge -  
T&C

| Energy Efficiency Rating                    |         |                                                                                    |
|---------------------------------------------|---------|------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                          |
| Very energy efficient - lower running costs |         |                                                                                    |
| (92 plus) A                                 |         | 87                                                                                 |
| (81-91) B                                   |         |                                                                                    |
| (69-80) C                                   |         |                                                                                    |
| (55-68) D                                   | 60      |                                                                                    |
| (39-54) E                                   |         |                                                                                    |
| (21-38) F                                   |         |                                                                                    |
| (1-20) G                                    |         |                                                                                    |
| Not energy efficient - higher running costs |         |                                                                                    |
| England & Wales                             |         | EU Directive<br>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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