



**9 Roydon Road,
Launceston, Cornwall, PL15 8DN**

Guide Price £385,000 Freehold





An elegant and impeccably presented Edwardian town house in a most convenient location

- 4 Bedrooms
- 20ft (6.22m) Lounge
- 2 Further Reception Rooms
- Kitchen/Breakfast Room
- 2 Bathrooms
- Double Garage & Off Road Parking
- Easy to Maintain Gardens
- EPC D & Council Tax D

SITUATION Located in a popular residential area and with good access to local amenities at Newport including a public house, petrol station and general store.

Launceston itself offers an extensive range of facilities such as cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf courses nearby.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further connectivity via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

DESCRIPTION On the market for the first time in over 30 years, An impeccably presented and



successfully extended detached brick built Edwardian property with many character features and extensive accommodation arranged over four floors.

The accommodation is illustrated on the floorplan and briefly comprises: door opening into entrance hall with stairs rising to the first floor and stairs descending to the lower ground floor. Understairs cloakroom with low flush WC and wash hand basin. Door into the remarkably spacious lounge with bay window to the front, windows to the rear, high ceilings, picture rails and feature Edwardian fireplace with wooden surround and tiled hearth.

The lower ground floor has been successfully extended by the current vendor to create a most appealing living space comprising a triple aspect garden room enjoying views over the garden, wood effect laminate floor which continues into the dining/family room which has understairs storage



cupboard and windows to the side. An archway opens into the kitchen/breakfast room with range of bespoke chestnut base and wall units with extensive wooden worktops. Inset double stainless-steel sink with mixer taps, appliance space for range cooker with extractor hood over, space and plumbing for dishwasher and space for undercounter fridge. Door into a most useful utility room with space and plumbing for washing machine and space for freezer. Wall mounted mains gas fired central heating boiler.

To the first floor there are 3 bedrooms and a shower room. Bedroom 1 has sash windows to the front and an airing cupboard housing a factory lagged hot water tank and fitted immersion. Bedroom 2 has views to Launceston Castle and farmland, with bedroom 3 having views over the rear garden. The

shower room comprises a low flush WC, bidet, walk-in shower cubicle, vanity wash hand basin and frosted sash window to the front.

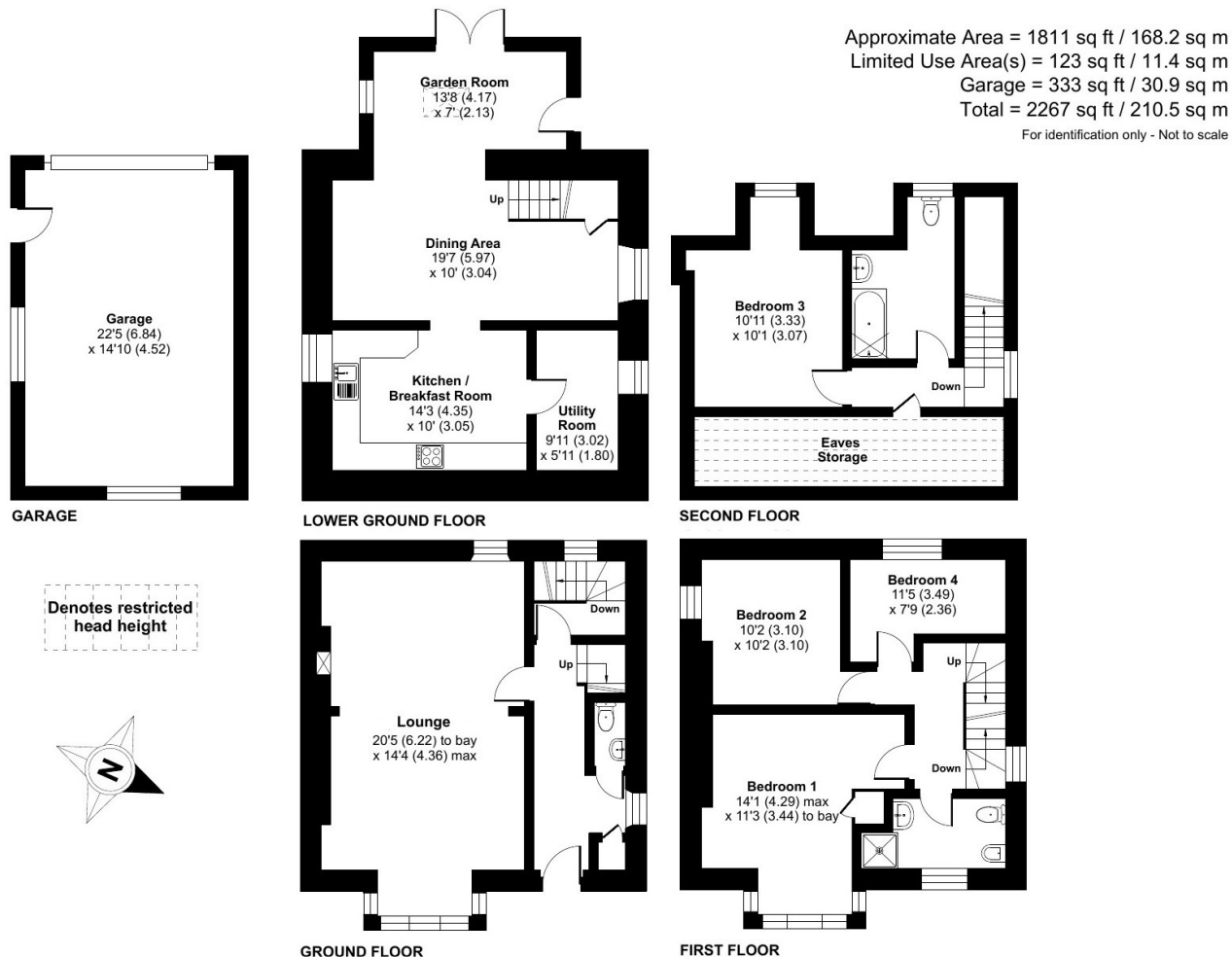
From the landing stairs lead to the second floor which could be used as a master bedroom suite or principal guest suite, with double bedroom enjoying views to the rear, exposed hip beams and a spacious bathroom with low flush WC, pedestal wash hand basin, panel enclosed bath with mixer taps and separate shower and sash window to the rear.

OUTSIDE To the front is a small walled garden, path to the side leading to the rear of property, a sloping tarmac driveway provides off road parking for two vehicles and leads to a detached double garage with metal up and over doors, power and light connected.

The gardens are landscaped with an extensive brick patio area, ideal for al fresco dining. There are many shrubs and trees providing colour and interest throughout the year with gravelled pathways surrounding the flowerbeds. Well defined hedge and fence boundaries with a small stream at the bottom of the garden. Detached timber shed.

SERVICES All mains services connected. Secondary and double glazing throughout. Gas fired central heating. Council tax band D. Full EPC document available on request. Broadband: FTTP. For mobile phone coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents & Auctioneers.



For more information or to arrange a viewing, please contact us:

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