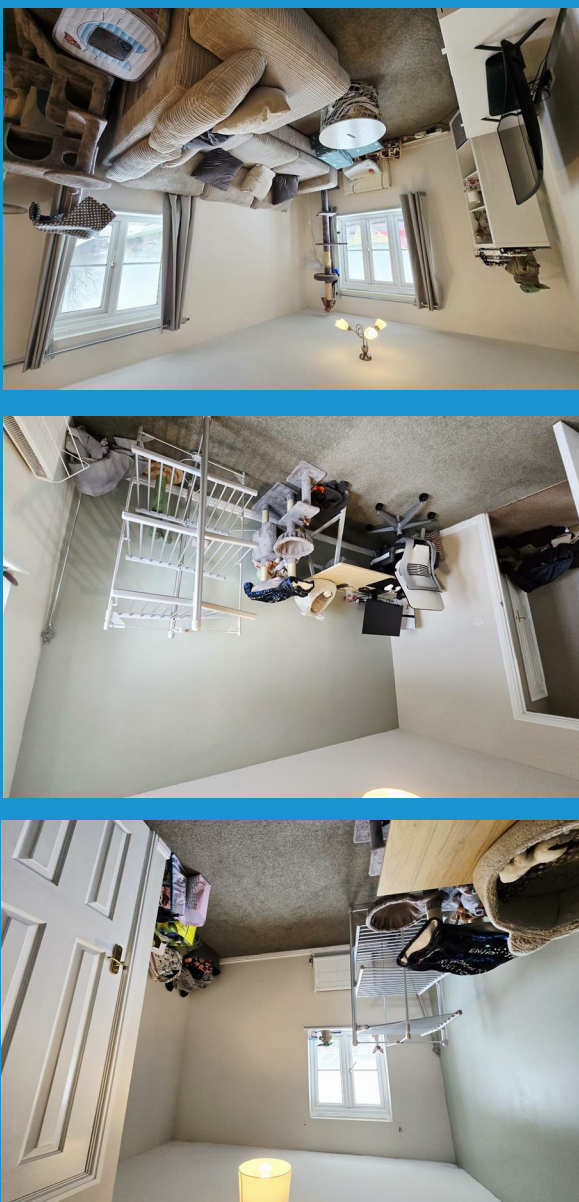




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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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 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.

Entrance Porch
Hallway
Living Room 18'0" x 9'11" (5.51m x 3.03m)
Dining Room 7'11" x 7'9" (2.43m x 2.37m)
Kitchen 9'8" x 7'4" (2.97m x 2.26m)
Bedroom 1 11'6" x 7'0" (3.51m x 2.14m)
Bedroom 2 11'5" x 10'4" (3.50m x 3.17m)
Bathroom
6'10" x 6'2" (2.09m x 1.89m)
1.89m narrows to 1.66m
Garage
Services
Mains Electricity, Gas, Water and Drainage
Council Tax Band A
There are leasehold garages below.



92 Robin Drive
Launceston | Cornwall



Town • Country • Coast



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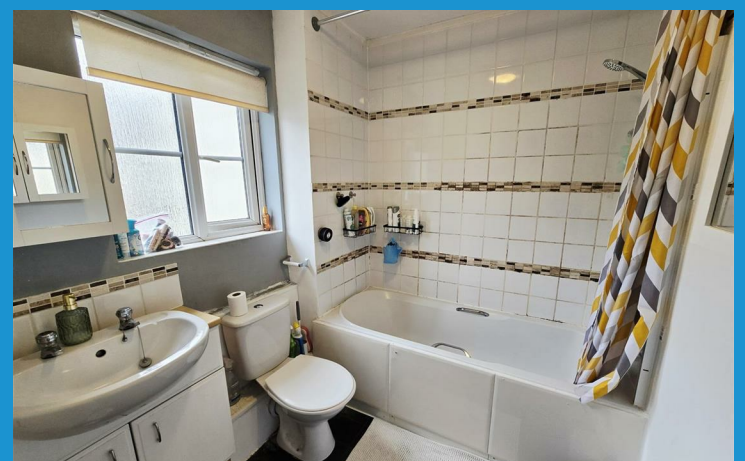
A spacious 2 bedroom coach house situated in the popular Stourcombe area in a tucked away location with a garage and parking space. The property features a generous living accommodation which includes an impressive open-plan living room and dining room.

There is a door into the hallway where stairs lead up to the first floor landing. The reception space is a great size, with the dining area naturally leading into the dual aspect living room. There is access from the dining room into the kitchen which has a range of eye and base level units.

There are 2 double bedrooms with the second bedroom featuring a useful storage cupboard. This is alongside the bathroom which has a matching three piece suite. There is a storage cupboard and airing cupboard in the landing. The property has parking at the side in front of the garage.

The property has no onward chain and has been a successful rental, so this may appeal to a potential buyer or to a first time buyer.

Whilst the property is freehold with leasehold garages underneath.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 our office, turn left onto Hurdon Road and continue ahead until you reach the small roundabout. Take the third exit and continue past Tesco until you reach the next round about. Take the first exit into Stourcombe Estate and then the right turning at the mini round about. Continue ahead on Robin Drive passing Chough Close. As the road bears right continue ahead and before you get to the park, take a right turning between two properties and you will see 92 Robin Drive set back from the road. What3Words: shameless.pose.propose