



126 Robin Drive  
Launceston | Cornwall



Town • Country • Coast



A spacious and well presented four bedroom family house with an enclosed rear garden alongside a driveway and garage at the side. The property features a generous living room with a snug/office plus a separate dining room offering great reception space.

You step into the hallway with stairs to the first floor. Leading off the hallway is a generous size sitting room with plenty of space for furniture. To the rear of the sitting is access to the snug area with French doors out to the garden. Opposite the sitting room is a separate dining room which is front aspect and accessed via double doors. Overlooking the rear garden is a recently fitted kitchen with a contemporary range of eye and base level units including a range of integrated appliances. Leading off the kitchen is a utility room with a door out into the garden.

On the first floor are 4 bedrooms and 2 shower rooms. The master bedroom is a rear aspect double bedroom with a view over the garden and benefiting from an ensuite shower room. Bedrooms 2 and 3 are also good size double bedrooms ideal for a family. There is also a further shower room on the first floor adding to the property's flexibility.

Adjoining the rear of the property is a well landscaped rear garden which is totally enclosed to all sides. There is a paved seating area ideal for sitting in the sun. The garden steps lead down to the side door into the garage. The garden has a range of mature shrubs and plants creating a lovely place to enjoy in the summer. To the side of the property is a single garage with plenty of off road parking in front.



### 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 Hallway**

**Living Room**

14'9" x 10'4" (4.52m x 3.15m)

**Snug/Office**

10'4" x 6'5" (3.15m x 1.98m)

**Dining Room**

10'5" x 9'8" (3.20m x 2.95m)

**Kitchen**

11'1" x 9'8" (3.38m x 2.95m )

**Utility Area**

16'6" x 4'0" (5.05m x 1.22m)

**W/C**

6'0" x 3'1" (1.83m x 0.94m)

**First Floor Landing**

**Bedroom 1**

10'5" x 9'3" (3.20m x 2.84m )

**Bedroom 2**

11'10" x 6'7" (3.61m x 2.01m)

**Study Recess / Cupboard**

6'5" x 3'1" (1.96m x 0.94m)

**Bedroom 3**

10'2" x 8'11" (3.12m x 2.72m)

**En-suite**

6'3" x 4'9" (1.91m x 1.45m )

**Bedroom 4**

13'1" x 8'9" (4.01m x 2.67m)

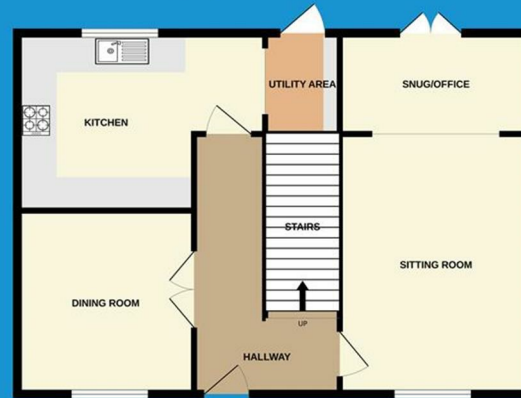
**Bathroom**

**Services**

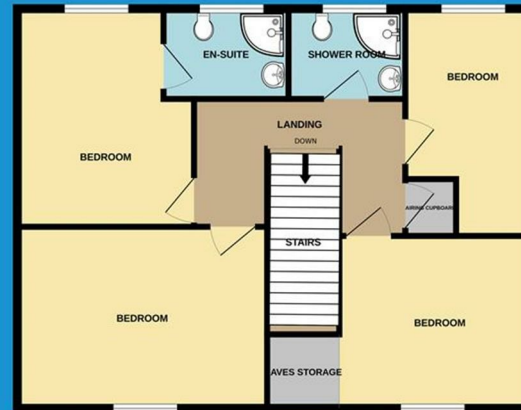
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.  
Council Tax Band D.

**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  | 73                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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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