



38 Roydon Lane
Lanstephan | Launceston



OFFERED WITH NO FORWARD CHAIN is this terraced modern house with an enclosed rear garden. The property has 2 double bedrooms plus a nursery. There is plenty of potential to improve and is a great first time purchase or investment opportunity.

Steps leads down to the front door that opens into a large hallway with a staircase to one side to the first floor. Also on the ground floor is a small study area or potential utility space. The sitting/dining room is rear aspect and overlooks the rear garden through a large picture window. The kitchen has a range of modern eye and base level units with a door out to the rear garden. To one corner is a built-in storage cupboard.

On the first floor are 2 double bedrooms plus a separate nursery. The main bedroom enjoys a view over the rear garden towards trees beyond. The guest bedroom is another double bedroom which is front aspect offering plenty of space for wardrobes. There is a bathroom with sink and a separate WC offering potential to be knocked into one. Opposite the front door is a further door into a built-in shed perfect for recycling. The rear garden is fully enclosed and laid to lawn with a large patio area perfect for sitting out on. A short walk away from the property is a communal parking area.



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. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Drive up St Stephens Hill and then take the right hand turn onto Roydon Road, follow the road along and as it arcs to the right, take the left hand turning and follow the road along and take the right hand turning into the estate, taking the next the right hand turn into St. Josephs Road. Proceed to the T Junction, turning right where the property will be seen on your left down the steps.

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Entrance Hallway
9'5" x 8'5" (2.88m x 2.58m)

Cloakroom
10'7" x 3'8" (3.23m x 1.13m)

Sitting Room
17'8" x 10'7" (5.39m x 3.25m)

Kitchen
11'6" x 8'5" (3.52m x 2.57m)

First Floor

Bedroom 1
13'6" x 9'7" (4.14m x 2.94m)

Bedroom 2
11'8" x 11'3" (3.58m x 3.44m)

Bathroom
5'5" x 5'0" (1.66m x 1.53m)

WC
5'10" x 2'11" (1.80m x 0.89m)

Study / Nursey
5'10" x 4'4" (1.79m x 1.26m)

Services

AGENTS NOTE

We understand there will be a service charge of circa £311.70 per annum for the maintenance of the communal areas including cutting of communal grass areas.

AML CHECKS:

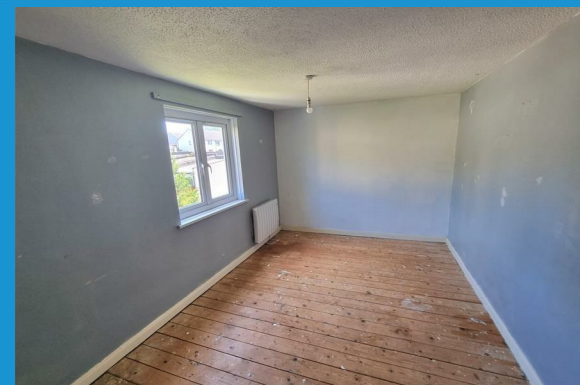
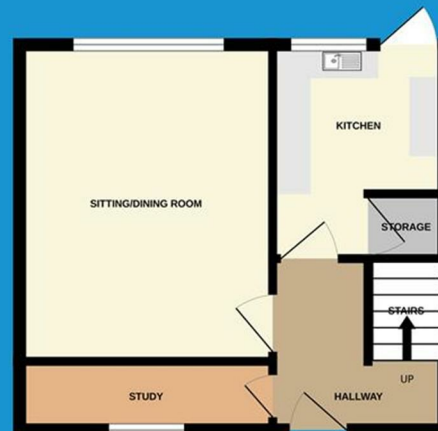
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:

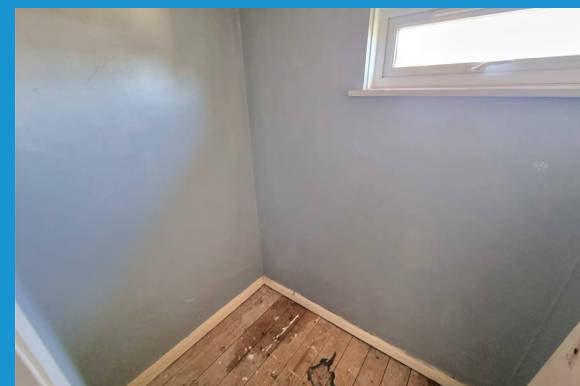
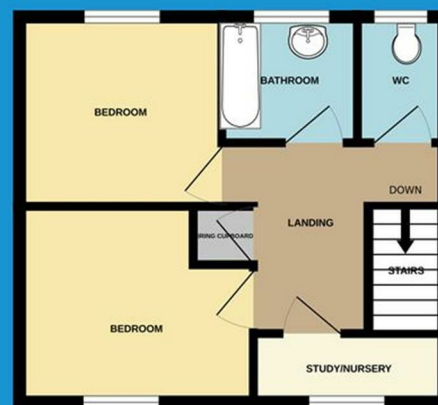
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales		
	EU Directive 2002/91/EC	

Ground Floor



First Floor



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