



**Robin Drive**  
Launceston | Cornwall



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Tucked away in a cul-de-sac location is this semi-detached 3 bedroom house with an enclosed rear garden and off road parking at the side. The property features some lovely countryside views at the rear which can be enjoyed from the 2 back bedrooms.

The entrance hallway gives access to the open-plan kitchen/breakfast room, ground floor WC and staircase to the first floor. The kitchen/breakfast room is front aspect and has a range of eye and base level units with a built-in oven and gas hob. To the rear of the property is a generous sitting/dining room with a fire surround to one side. French doors open out to the rear garden where there is a raised patio area.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect overlooking a small green area. Bedroom 2 is another double and has a nice view over the countryside beyond. Finally, bedroom 3 is a comfortable single and is again rear aspect with a great view. The family bathroom has a matching 3-piece suite with a shower over the bath.

The rear garden is fully enclosed to all sides and has a natural hedge to the rear. The garden is tiered with a fenced patio with steps leading down to a lawn area. There is a lower area which is wood chipped and homes the wooden shed. A pedestrian gate gives access to the allocated off road parking space.



### 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postal code for the property is PL15 9JY. What Three Words 'evaded.fiery.schematic' will take you to the property, 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 right into Robin Drive following the road past Goldfinch Close. As the road bears sharp left the property will be seen ahead tucked down a small enclave

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## Entrance Hallway

W/C

5'9" x 2'10" (1.76m x 0.88m)

Kitchen

12'7" x 7'5" (3.86m x 2.28m)

Living Room/Dining Room

14'7" max x 11'4" max (4.45m max x 3.46m max)

Storage

7'4" x 3'2" (2.26m x 0.99m)

Restricted Head Height

First Floor Landing

Bedroom 1

13'10" max x 8'2" (4.24m max x 2.50m)

Bedroom 2

10'2" x 7'10" (3.11m x 2.40m)

Bedroom 3

7'1" x 6'5" (2.16m x 1.97m)

Bathroom

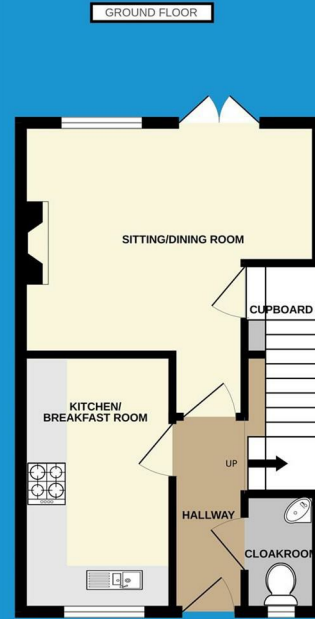
6'1" x 5'11" (1.86m x 1.81m)

Services

Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(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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