Robin Drive

Launceston | Cornwall

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Guide Price £229,950

A well presented and deceptively spacious 3 double bedroom (1 en-suite) stone fronted town house set on a popular estate on the fringe of Launceston with a garden, garage and parking. The property is conveniently located with a play park across the road, good access to the A30 and local Retail Parks.

You step into a hallway with a storage cupboard and staircase to the first floor alongside a cloakroom and WC. A door leads into the living room and dining room with a rear facing window and double doors leading into the garden. The reception room is open-plan to the kitchen, which has a modern range of wall units with wooden block work surfaces and metro splashback tiles. There is a window to the front and inset spotlights in the ceiling.

On the first floor are 2 good size double bedrooms both sharing a family bathroom with a matching suite. On the second floor is the master bedroom suite complete with a double bedroom, dressing area and adjoining en-suite shower room.

At the rear there is a substantial decked area with doors leading into the property. There is an additional gravelled area with a convenient back door into the garage. The garage is a single garage with a metal up and over door and 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 take a left turn into Blackbird Crescent. After a short distance you will see the property ahead.

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Entrance Hallway

Living Room / Dining Room
16'1" x 13'3" (4.92m x 4.06m)
4.06m narrows to 3.00m

Kitchen
12'8" x 6'2" (3.88m x 1.90m)

Cloakroom
6'0" x 2'9" (1.83m x 0.84m)

Cloak Cupboard

First Floor

Bedroom 2
13'3" x 11'6" (4.05m x 3.53m)
3.53m narrows to 3.04m

Bedroom 3
13'3" x 11'0" (4.04m x 3.36m)
3.36m narrows to 2.87m

Bathroom
6'3" x 6'3" (1.93m x 1.93m)

Second Floor

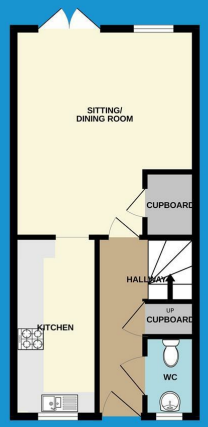
Main Bedroom
13'3" x 13'1" (4.05m x 3.99m)
4.05m narrows to 2.95m

Dressing Room
11'5" max x 6'3" (3.49m max x 1.93m)

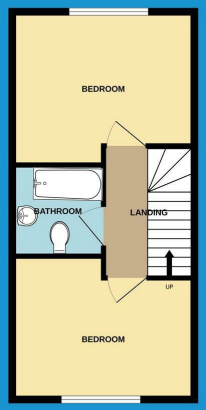
En-Suite
7'1" x 6'8" (2.16m x 2.04m)
2.16m narrows to 1.42m

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax C

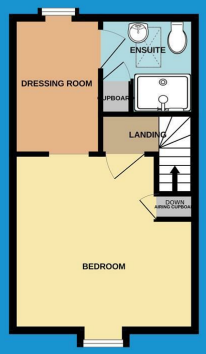
Ground Floor

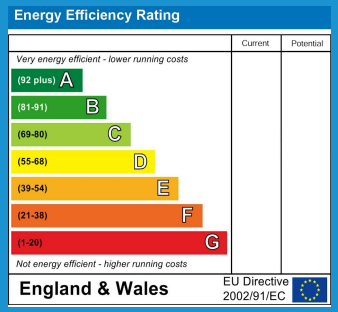


First Floor



Second Floor





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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