

8 Sundew Walk,
Launceston, Cornwall, PL15 9GE

Guide Price £169,950 Freehold





Appealing starter home or investment opportunity on a popular residential estate

- No Onward Chain
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Upstairs Bathroom
- Enclosed Rear Garden
- Garage & Parking
- EPC C & Council Tax B

SITUATION Set in the most convenient location on the edge of the market town of Launceston, which has a variety of supermarkets, dentists, doctors and veterinary surgeries together with educational facilities up to A-Level standard, a fully equipped leisure centre and two-testing 18-hole golf courses nearby.

The A30 can be accessed a mile away and links the Cathedral cities of Exeter and Truro. The city port of Plymouth is 18 miles to the South with a deep-water marina and regular ferry crossings to Northern France and Spain.

DESCRIPTION A two-bedroom mid terrace house built around 2004 of block construction beneath a concrete interlocking tiled roof. The property has a most appealing setting in a quiet off road position fronting a footpath and green space.

The accommodation is clearly illustrated on the floorplan and comprises: a part-glazed entrance door into hall with stairs rising to the first floor. The lounge has a window to the front aspect, understairs storage cupboard and door into kitchen/dining room with a range of base and wall units with roll edge laminate work surfaces over, electric cooker, inset stainless steel sink and space for a washing machine and upright fridge freezer, cupboard with wall mounted mains gas Baxi boiler. Door to rear garden and door into cloakroom with low-flush WC and corner wash hand basin with tiled splashbacks.

Upstairs there is a landing with access to loft space and doors to all rooms comprising: bedroom 1 with a pair of windows to front aspect and door into airing cupboard with shelf storage.





Bedroom 2 window to rear aspect overlooking garden with distant views to the surrounding countryside.

Family bathroom with a suite comprising of panel-enclosed bath with mixer taps and shower attachment, tiled splashback, low-flush WC and pedestal wash hand basin.

OUTSIDE The rear garden is gravelled with a decked patio for ease of maintenance. Pedestrian gate leads to the communal parking providing access to the single garage with metal up-and-over door and parking to the front for one vehicle. The garage is leasehold with 984 years remaining.

SERVICES All main services connected. Double glazed throughout. Council Tax B. Full EPC available on request. For broadband and mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

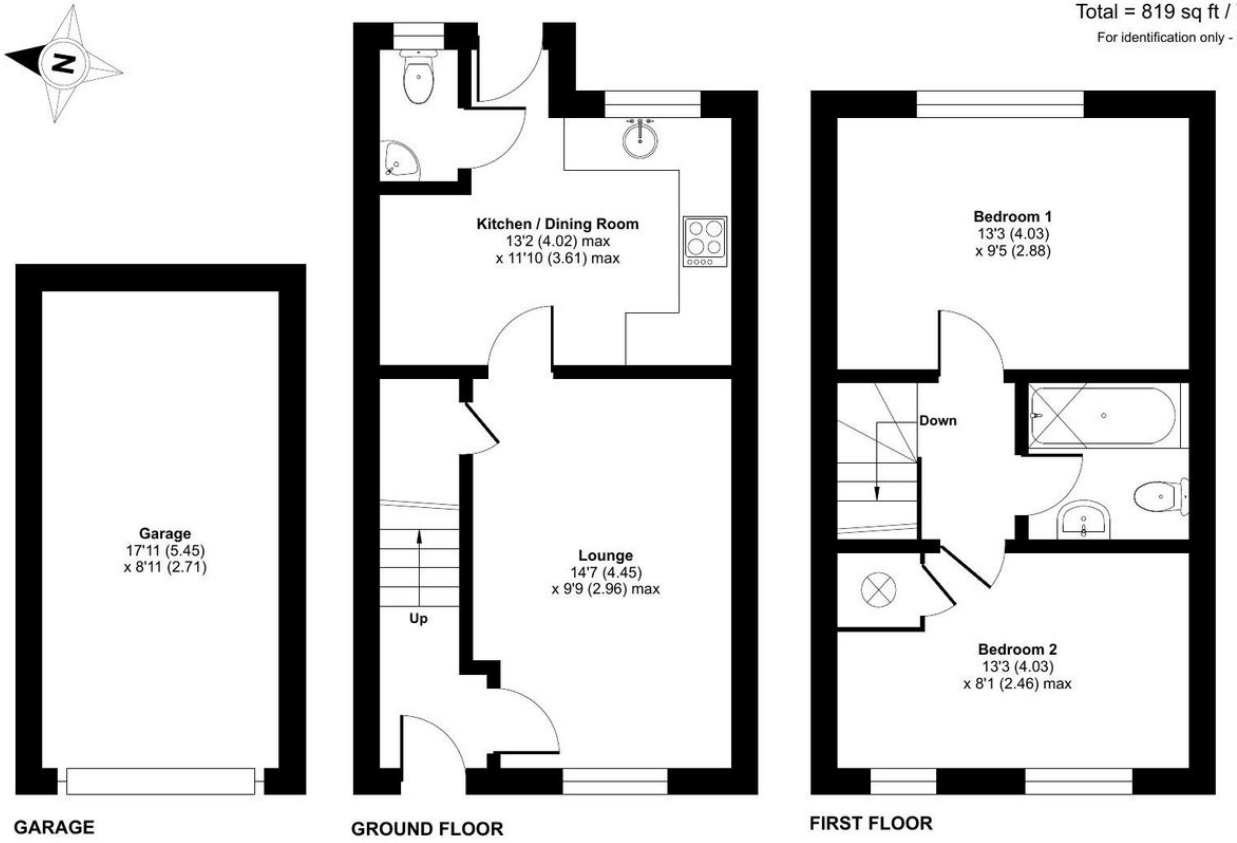
AGENTS NOTE There is a service charge payable for the maintenance/management of the communal areas on the development. We understand from our vendor that this is payable every month at a cost of £24.50.

VIEWINGS Strictly by prior appointment with the vendors appointed Agents DJR Estate Agents & Auctioneers.

DIRECTIONS
Sat Nav: PL15 9GE
What3Words:
///metals.sharpens.hurt (Front Door)
///litter.animates.mailers (Garage & Parking)

rightmove ZOOPLA OnTheMarket PrimeLocation.com

Approximate Area = 660 sq ft / 61.3 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 819 sq ft / 76 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1541247





For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk

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