



5 Roydon Close

Launceston, Cornwall, PL15 8QL

KIVELLS

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Launceston, Cornwall, PL15 8QL

£285,000 Guide Price

Well presented semi-detached house

First floor living space designed in a bungalow style with two double bedrooms

Two reception rooms and three double bedrooms in total

Located in quiet sought after close, within walking distance to Launceston Town

Well established front and rear gardens with pretty sun terrace and summerhouse



Situation...

Roydon Close is within walking distance to St. Stephens Primary School, St. Stephens Church and the town's beautiful hilltop 18 hole golf course. Nearby Newport provides a food supermarket, convenience shop, popular public house, newsagent and petrol filling station. Also within Newport is the pretty riverside area with medieval packhorse bridge, St. Thomas Church, Kensey Vale Bowling Club and Launceston's mini steam railway.

Beyond, Launceston town provides a full range of social, commercial and shopping facilities and access to the A30 dual carriageway giving access into Cornwall to the west and linking with the M5 to the east at Exeter (43 miles). The city of Exeter also provides Intercity Rail Link, International Airport and M5 Motorway link.

In all directions from the property there is scenery of outstanding natural beauty. To the North are the stunning stretches of Cornish Coastline interspersed with popular beaches and quaint former fishing villages. To the West are the wide open spaces of Bodmin Moor providing superb walking and riding and to the east is Dartmoor National Park. Running south from the property, the Tamar valley steeped in 18th Century mining history empties into Plymouth Sound with all its yachting facilities and Continental Ferry Port.



Description

A fantastic opportunity to purchase a well presented semi detached house which is located in a sought after close, being within walking distance to Launceston town centre and local amenities. Internally the property briefly comprises of the following; entrance lobby, double bedroom and internal garage. On the first floor there are two double bedrooms, bathroom, living room, kitchen and conservatory. To the front, there is parking for one car in front of the single garage, with side access via steps leading to the rear garden. A lawn area features mature shrubs and flower borders.

To the rear, a small patio is accessible from the conservatory or side steps. An enclosed patio with raised beds leads to composite steps and a composite decking area, offering countryside views being an ideal spot for alfresco dining.

Accommodation

Entrance via door into:-

ENTRANCE LOBBY

Window to the front elevation. Radiator, carpet, stairs rising to first floor and doors to all ground floor rooms.

BEDROOM THREE

Window to the front elevation. Radiator, carpeted and space for double bed and bedroom furniture.

GARAGE

Up and over door, space for one car and providing further storage. Wooden door into:-

MAIN REAR STORAGE AREA

Space for further storage, water tank and door into subsequent office space.

FIRST FLOOR LANDING

Doors leading to all first-floor rooms. Radiator and carpeted. Access into airing cupboard. Access to loft which has loft ladder and is boarded out.

BEDROOM ONE

Window to the front elevation. Built-in floor to ceiling double wardrobes with sliding mirrored doors, radiator, carpeted and access to over stairs storage cupboard. Space for double bed and bedroom furniture.

BEDROOM TWO

Window to the rear elevation. Radiator, carpeted, space for double bed and bedroom furniture.

BATHROOM

Obscure window to the rear elevation. Floor to ceiling tiles, large walk-in shower with glass screen, pedestal wash hand basin with separate taps and mirror above, low level W.C, heated towel rail and vinyl flooring.

LIVING ROOM

Window to the front elevation. Radiator, carpet and freestanding electric fire with mdf surround on stone hearth. Space for living room furniture.

KITCHEN

Window overlooking conservatory. Range of base and eye level units with worksurface over having inset sink with drainer and mixer tap, space for dishwasher, under counter fridge and freezer, free standing electric oven with extractor fan above. Vinyl flooring and radiator.

CONSERVATORY

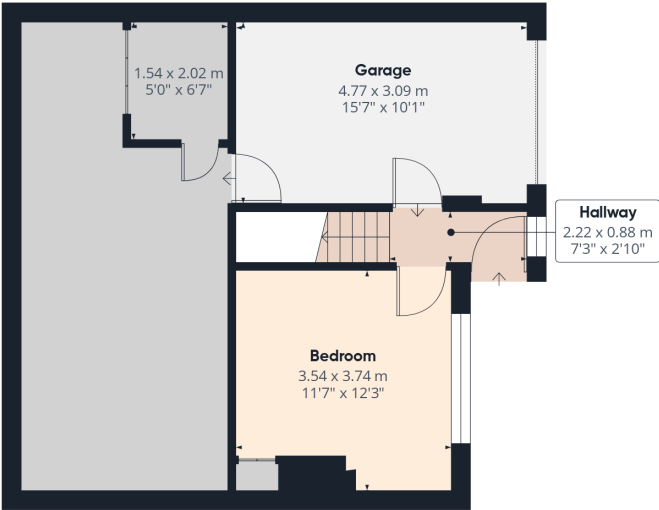
Patio doors leading to rear garden. Currently used as a dining room, base unit with worksurface and space for washing machine. Radiator, vinyl flooring and space for dining room table.



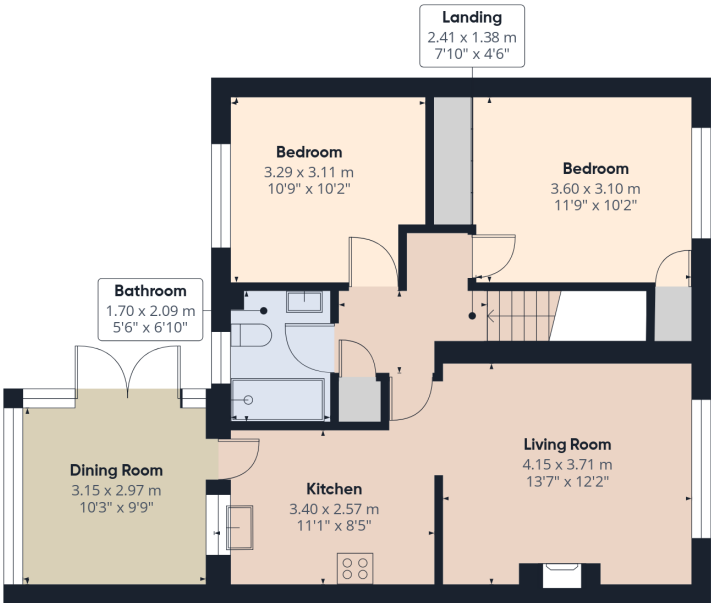


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
103.2 m²
1110 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

To the front of the property, there is ample parking for one car in front of the single garage. Access to rear garden is accessed via side passageway up steps. There is also an area laid to lawn having well established shrub and flower borders. At the rear of the property there is also a small patio area which is accessed from the side steps or alternatively from the conservatory.

There is an enclosed patio area with well-established raised beds. Composite steps lead up to composite decking area with further raised beds, distant countryside views and providing the perfect space for alfresco dining and enjoying the summer evenings.

There is also a wonderful Summerhouse with power connected and has huge potential for a variety of uses.



Services

Mains water, electricity and drainage. Gas central heating. EV charger.

- ⚡ EE Rating - C
- £ Council tax band - C
- /// Directions
What3Words – output.tanked.fidgeted
- 👤 Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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