



Bond
Oxborough
Phillips

Changing Lifestyles

80 Robin Drive
Launceston
Cornwall
PL15 9LN

Asking Price: £279,950
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

80 Robin Drive, Launceston, PL15 9LN



- END-TERRACED HOUSE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- STUNNING FAR REACHING VIEWS
- GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- SITUATED ON OUTSKIRTS OF LAUNCESTON TOWN
- EPC: C
- Council Tax Band: C



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

80 Robin Drive, Launceston, PL15 9LN

Changing Lifestyles

An exciting opportunity to acquire this 3 bedroom, end-terraced house situated on the outskirts of Launceston town on this attractive modern development. The property offers well presented accommodation throughout with the distinct advantage of gas fired central heating, garage with power and plumbing, off road parking for 2 vehicles, and stunning far reaching views over the surrounding countryside.

Situation

80 Robin Drive occupies a pleasant position on the outskirts of Launceston on this modern development benefiting from stunning far reaching views over the surrounding countryside. Situated approximately 1 mile away from the heart of the town centre, No.80 has Tesco a short distance away providing day to day shopping amenities. Launceston itself lies alongside the main A30 trunk road to West Cornwall and Exeter.

Directions

From Launceston, follow the A388 Tavistock road, passing the Tesco Superstore on the right hand side. At the next roundabout turn left, and at the next small mini-roundabout bear left. Take the right hand turning into Robin Drive and follow towards the edge of the development whereupon No.80 will be found on the right hand side.

Entrance Porch - 5'1" x 3'8" (1.55m x 1.12m)

Entrance Hall - 12'8" x 6'6" (3.86m x 1.98m)

Stairs leading to first floor landing and access to useful under stairs storage cupboard.

Cloakroom - 6'8" x 2'1" (2.03m x 0.64m)

Fitted with a low level WC and corner sink.

Living Room - 15'11" x 10' (4.85m x 3.05m)

Cosy reception room with feature wood burning stove. Windows to side elevation.

Kitchen - 9'3" x 7'1" (2.82m x 2.16m)

A fitted kitchen comprising matching base and wall units with laminate worktop over, incorporating a large granite sink with drainer and stainless steel mixer tap, "CDA" 5 ring gas hob, matching "Whirlpool" double electric oven, extractor fan and microwave. Space for dishwasher and free standing fridge/freezer. Window to side elevation.

Dining Room - 9'4" x 8'3" (2.84m x 2.51m)

Ample room for dining table and chairs. Window to side elevation.

Sun Room - 14'5" x 10'11" (4.4m x 3.33m)

Light and airy reception room with windows to rear and side elevation. Double glazed French patio doors leading to the rear garden.

First Floor Landing

Bedroom 1 - 12'11" x 8'10" (3.94m x 2.7m)

Double bedroom with built in wardrobe. Windows to side elevation.

Former Ensuite/Nursery - 6'8" x 4'1" (2.03m x 1.24m)

Former ensuite shower room (plumbing and pipes are under the floor and could be easily re-instated if wanted). Window to side elevation.

Bedroom 2 - 10' x 9'2" (3.05m x 2.8m)

Double bedroom with built in wardrobe. Airing cupboard with useful shelving and hot water cylinder. Window to side elevation.

Bedroom 3 - 7'1" x 6'5" (2.16m x 1.96m)

Window to side elevation.

Bathroom - 6'8" x 5'7" (2.03m x 1.7m)

A fitted suite comprising vanity unit with inset wash hand basin, low level WC, and Jacuzzi bath with shower over.

Outside - The property is approached via its own entrance drive giving access to the front entrance door and garage/workshop and providing off road parking for 2 vehicles. A path leads to an enclosed low maintenance courtyard garden laid with chippings, concrete slabs, and slate slabs. Iron gates leading down to a slabbed pathway providing access to a useful storage shed.

Garage/Workshop - Up and over vehicle entrance door to front elevation. Light and power connected. Space and plumbing for washing machine and tumble dryer. Outside tap.

Services - Mains water, electric and drainage. Gas central heating.

EPC Rating - EPC rating C (70) with the potential to be B (83). EPC certificate valid until February 2032.

Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.

Changing Lifestyles

01409 254 238

holsworthy@bopproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	