

80 Robin Drive Launceston Cornwall PL15 9LN

Asking Price: £279,950 Freehold









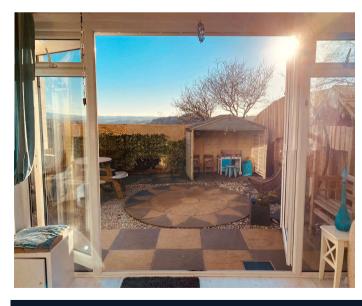
- END-TERRACED HOUSE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- STUNNING FAR REACHING VIEWS
- GARAGE
- OFF ROAD PARKING FOR 2 VEHICLES
- SITUATED ON OUTSKIRTS OF

LAUNCESTON TOWN

- EPC: C
- Council Tax Band: C











Changing Lifestyles

An exciting opportunity to acquire this 3 Entrance Porch - $5'1'' \times 3'8'' (1.55m \times 1.12m)$ bedroom, end-terraced house situated on the outskirts of Launceston town on this attractive Enfrance Hall - 12'8" x 6'6" (3.86m x 1.98m) 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 benefiting from stunning far reaching views over the surrounding countryside. Situated approximately 1 fridge/freezer. Window to side elevation. 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 Tayistock 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 **Bedroom 1**-12'11" x 8'10" (3.94m x 2.7m) turning into Robin Drive and follow towards the edge of the development whereupon No.80 will be found on the right hand side.

Stairs leading to first floor landing and access to useful under Window to side elevation. 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)

Windows to side elevation.

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

A fitted kitchen comprising matching base and wall units A fitted suite comprising vanity unit with inset wash hand with laminate worktop over, incorporating a large granite basin, low level WC, and Jacuzzi bath with shower over. outskirts of Launceston on this modern development sink with drainer and stainless steel mixer tap, "CDA" 5 ring gas hob, matching "Whirlpool" double electric oven, extractor Outside - The property is approached via its own fan and microwave. Space for dishwasher and free standing

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

elevation.

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

elevation. Double glazed French patio doors leading to the and plumbing for washing machine and tumble dryer. rear garden.

First Floor Landing

Double bedroom with built in wardrobe. Windows to side EPC Rating - EPC rating C (70) with the potential to be B 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).

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.

Cosy reception room with feature wood burning stove. **Bedroom 3** - 71" x 6'5" (2.16m x 1.96m)

Window to side elevation.

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

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 Ample room for dining table and chairs. Window to side slate slabs. Iron gates leading down to a slabbed pathway providing access to a useful storage shed.

Garage/Workshop - Up and over vehicle entrance Light and airy reception room with windows to rear and side door to front elevation. Light and power connected. Space Outside tap.

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

> (83). EPC certificate valid until February 2032.

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







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