



Bond
Oxborough
Phillips

Changing Lifestyles

61 Robin Drive
Launceston
Cornwall
PL15 9LN

Asking Price: £270,000 Freehold



Changing Lifestyles

01288 355 066
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61 Robin Drive, Launceston, Cornwall, PL15 9LN



- END-TERRACED HOUSE
- 3 BEDROOMS (ONE ENSUITE)
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- SITUATED ON OUTSKIRTS OF LAUNCESTON TOWN
- EPC: C
- COUNCIL TAX BAND: C



An exciting opportunity to acquire this 3 bedroom, end-terraced house situated within walking distance of local amenities and Launceston town centre. The property briefly comprising a kitchen, lounge/diner, conservatory, WC, 3 bedrooms (one with ensuite and dressing room), family bathroom, garden, off road parking and garage. The residence benefits from double glazing, gas central heating throughout and would be well suited as an investment opportunity whilst equally appealing for first time buyers or a family home. EPC Rating – C. Council Tax Band – C.



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Launceston, the Ancient Capital of and acknowledged gateway to Cornwall sits astride the A30 one mile from the Devon/Cornwall border, in an area of considerable beauty and charm with easy access to both North and South Coasts as well as to the cities of Exeter, Plymouth and Truro. Dating back to Celtic times the whole of Launceston is steeped in history and is dominated by its Castle built by Brian de Bretagne the first Norman Earl of Cornwall in the 11th Century. Once the site of the Royal Mint and the only walled town in Cornwall the Launceston of today has much to offer and to reward both business and leisure interests. There is a town trail for visitors to follow which highlights the ancient architecture and historical features including the 16th Century Church of St. Mary Magdalene which has one of the most lavishly carved exteriors of any Church in England. There are three other churches as well as a Methodist Chapel and Kingdom Hall, three Primary Schools, one private school and Launceston College, so both spiritual and secular needs are well served.

Entrance Hall - Doors to kitchen, living/dining room and WC. Storage cupboard. Stairs to first floor landing.

WC - Frosted window to front elevation. Low level WC and vanity unit with hand wash basin over. Fuse Board.

Kitchen - 12'9" x 6'3" (3.89m x 1.9m)

This modern kitchen comprises a range of base and wall units with roll edge worktops over incorporating a stainless steel sink/drainage unit with mixer tap and 4 ring gas hob with extractor hood over. Integrated oven. Space for fridge/freezer, washing machine and dishwasher. Cupboard housing wall mounted gas fired boiler. Window to the front elevation.

Living/Dining Room - 16'3" x 13'4" (4.95m x 4.06m)

This light and airy room benefits from a window and patio doors to the rear elevation leading into the conservatory.

Under stairs storage cupboard. Feature fireplace housing gas fire.

Conservatory - 11'1" x 10' (3.38m x 3.05m)

This additional reception room benefits from a triple aspect with patio doors to the rear and windows to side elevations with views over the garden.

First Floor Landing - Doors to bedrooms two, three and bathroom. Stairs to second floor landing.

Bedroom 2 - 13'4" x 11' (4.06m x 3.35m)

Window to front elevation.

Bedroom 3 - 13'4" x 11'7" (4.06m x 3.53m)

Window to rear elevation.

Bathroom - 6'4" x 6'3" (1.93m x 1.9m)

Comprising an enclosed panel bath, low level WC and vanity unit with hand wash basin over.

Second Floor Landing - Door to bedroom one.

Bedroom 1 - 14'10" x 13'4" (4.52m x 4.06m)

Window to front elevation. Archway to dressing room. Airing cupboard.

Dressing Room - 12' x 6'4" (3.66m x 1.93m)

Window to rear elevation. Door to ensuite.

Ensuite - 6'8" x 4'8" (2.03m x 1.42m)

Comprising a large shower cubicle with mains fed shower over, low level WC and pedestal hand wash basin. Velux window to rear elevation. Extractor fan. Storage cupboard.

Garage - 17'8" x 8'9" (5.38m x 2.67m)

Up and over garage door to the front elevation. Light and power connected. Pedestrian door to the side elevation.

Outside - To the front of the property is a gravelled garden area and access to off road parking and garage. To the rear

of the property is an enclosed low maintenance garden. The garden is tiered with steps leading to a raised patio which is perfect for al fresco dining. The lower level of the garden is mainly laid to gravel with raised flower beds. Pedestrian access to the side leading onto the driveway.

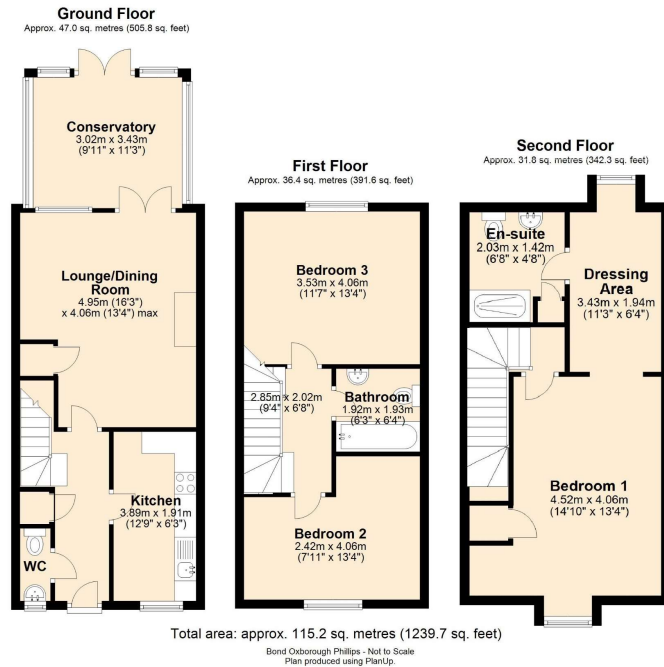
Services - Mains water, electricity, gas and drainage



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Directions

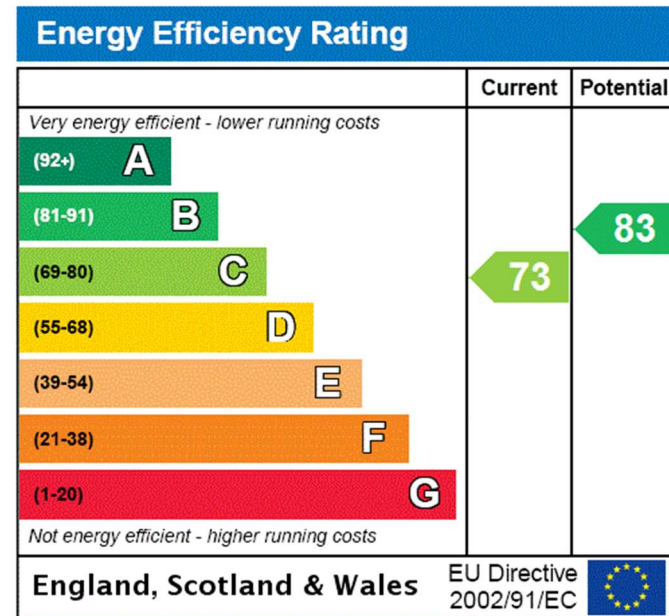
From Launceston, follow the A388 Tavistock road, passing the Tesco Superstore on the right hand side. At the next roundabout turn left, and at the next small mini-roundabout bear left. Take the right hand turning into Robin Drive and follow towards the edge of the development whereupon No.61 will be found on the left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.



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