

Robin Drive
Launceston
Cornwall
PL15 9LN

Asking Price £220,000

- Three-storey Townhouse
- Three Bedrooms, Master With En-Suite
- Lounge/Diner Opening Out To The Enclosed Patio Garden
 - Enclosed Patio Garden
 - Garage
 - No Onward Chain
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 1184.00 sq ft



3



2



1



C73

Summary:

Freshly decorated and newly carpeted, this spacious three double bedroom (including en-suite and dressing room) townhouse is set within a popular development on the outskirts of Launceston.

Arranged over three floors, it offers generous, flexible living space, a low-maintenance south-facing patio garden, and a single garage. An excellent opportunity for families or investors alike — and offered with no onward chain.

Composite front door with obscure window into

Hallway:

Storage cupboard. Stairs to First Floor. radiator. Doors off

Cloakroom:

Obscure uPVC double glazed window to front. Vanity wash hand basin with cupboard under. Low level WC. Radiator.

Kitchen:

12'9" x 6'2" (3.90 x 1.9)

uPVC double glazed window to front. Range of eye and base level units, roll edge work surfaces with 1 1/4 bowl sink unit. Built-in Whirlpool oven and grill with 4 ring gas hob and concealed extractor fan over. Space for upright fridge/freezer. Space and plumbing for washing machine and dishwasher. Glow Worm gas boiler for heating. Tiled splashbacks.

Sitting/Dining Room:

16'2" x 13'3" narrowing to 9'9" (4.95m x 4.06m narrowing to 2.99m)

uPVC double glazed window to rear and French doors which open out onto the patio garden. Understairs cupboard. Radiator.

From the Hallway, stairs rise to the

First Floor Landing:

Radiator. Doors off

Bedroom Two:

13'5" x 11'8" (4.09 x 3.58)

uPVC double glazed window to rear. Radiator.

Family Bathroom:

6'4" x 6'3" (1.94 x 1.92)

Panelled bath. vanity wash hand basin with cupboard under. Low level WC. Tiled to splash areas. Radiator.

Bedroom Three:

13'5" x 10'11" (4.10 x 3.33)

uPVC double glazed window to front. Radiator.

From the First Floor Landing, stairs rise to the

Second Floor:

Radiator. Door to

Principal Bedroom:

13'1" x 13'5" max. (4. x 4.1 max.)

uPVC double glazed window to front. Two radiators. Linen cupboard with hot water cylinder. Archway to

Dressing Room:

10'5" x 6'4" (3.20 x 1.95)

uPVC double glazed window to rear. Radiator. Door to

En-Suite:

6'8" x 4'5" (2.04 x 1.37)

Wooden velux style window to rear. Tiled double shower cubicle with mains shower. Vanity wash hand basin with cupboard under. Low level WC. Tiled splashbacks. Shelved linen cupboard. Radiator.

Outside:

To the front is a small gravelled area with path leading to the front door, suitable for potted plants.

To the rear is an enclosed patio garden, steps down to a gate which gives access to the parking area and garage.

Material Information:

Verified Material Information

Council Tax Band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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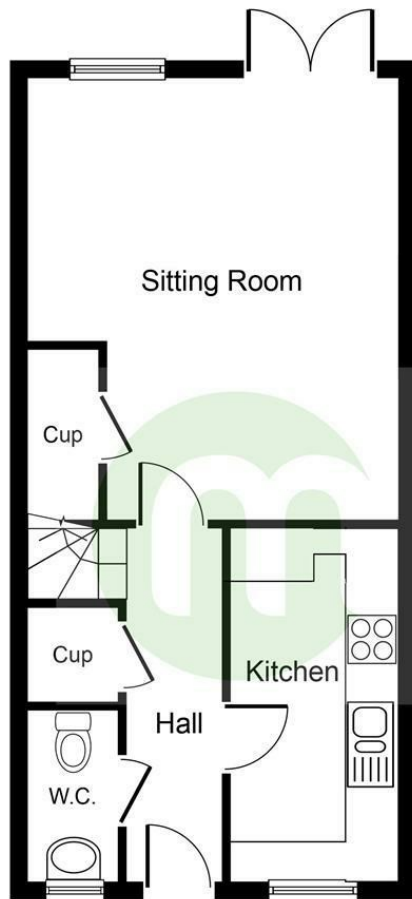




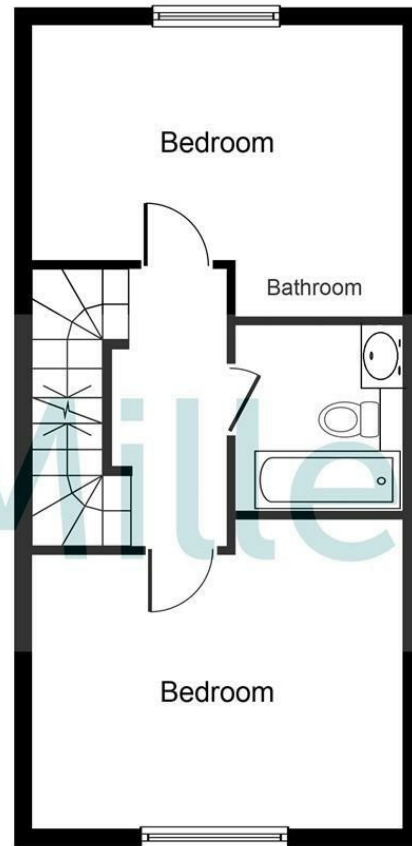
Robin Drive, Launceston, Cornwall, PL15 9LN

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor



First Floor



Second Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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