



Robin Drive  
Launceston | Cornwall



Town • Country • Coast



**\* NEW PICTURES AND VIDEO AVAILABLE \*** A spacious 4 bedroom detached modern property situated in a tucked away cul-de-sac location with a double garage, off-road parking and an enclosed garden at the rear. This generously proportioned family home also features 2 en suite bedrooms and is offered for sale with **NO ONWARD CHAIN**.

The accommodation includes an entrance hallway with a downstairs cloakroom and WC. The dual aspect living room runs from the front to the back of the house with patio doors into the rear garden. There is a separate dining room alongside an open-plan kitchen and breakfast room. On the first floor, there are the 4 bedrooms alongside the family bathroom with the 2 en suites.

The property is tucked away away from passing traffic and the double garage is at the side of the property with parking for 2/3 vehicles in front. There is a gate into the back garden which is mainly laid to lawn with a range of plants and shrubbery on the borders. There is also a courtesy door from the garden to the garage.



## Situation

The property is situated within easy reach of the town center and Tesco Superstore. Launceston offers a comprehensive range of social, commercial and shopping facilities, a modern Leisure Centre and an 18 hole golf course at St. Stephens. The city of Plymouth is within easy driving distance, as are Exeter and the M5 via the A30 dual carriageway. Bodmin Moor, Dartmoor, the Tamar Valley and the North Coasts of Devon & Cornwall with sandy beaches and cliff scenery are all readily accessible.

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## Entrance Hallway

W/C

## Dining Room

10'0" x 10'9" (3.07m x 3.30m)

## Kitchen/Breakfast Room

16'4" x 9'4" (4.98m x 2.87m)

## Living Room

20'8" x 11'8" (6.30m x 3.58m)

## First Floor Landing

## Bedroom 1

13'1" x 11'6" (3.99m x 3.51m)

## Ensuite

## Bedroom 2

9'8" x 8'11" (2.95m x 2.74m)

## Bathroom

7'4" x 5'6" (2.24m x 1.70m)

## Bedroom 3

8'11" x 8'7" (2.74m x 2.62m)

## Bedroom 4

11'8" x 11'5" (3.56m x 3.48m)

## Ensuite

## Garage

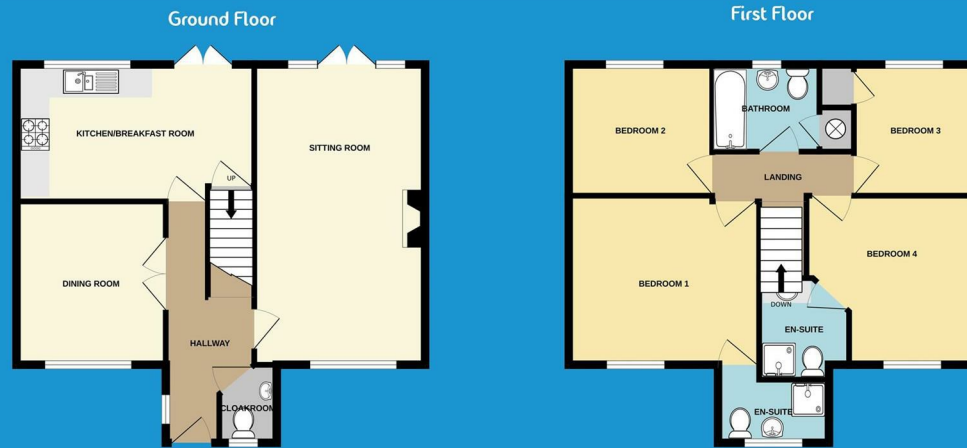
18'2" x 18'2" (5.56m x 5.54m)

## Services

Mains electricity, water, gas and drainage.  
Council Tax Band E.

## Agents Notes

Some of the photos were taken pre-tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England & Wales		
	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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