



Hendra Villa





SITUATION Set in a convenient location on the edge of a popular residential area. There is a convenience store/garage within 200 yards and further amenities in the town include supermarkets, doctors', dentists' and veterinary surgeries together with two testing 18-hole golf courses.

The vital A30 trunk road is less than 1 mile away, linking the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. The City port of Plymouth is some 20 miles to the south with a deep-water marina and regular ferry crossings serving northern France and Spain.

DESCRIPTION An elegant and substantial town house presented in excellent decorative order with many original character features, an adjoining 2-bedroom annexe, pleasant level gardens and parking for numerous vehicles.

The spacious and versatile accommodation is illustrated on the floorplan and briefly comprises: an entrance porch leading to the entrance hall with stairs to the first floor and doors to the dining room with feature fireplace housing gas fire (disconnected) and the sitting room with woodburner, both with bay windows overlooking the garden.

The impressive kitchen/breakfast room comprises a range of base and wall mounted units, built-in hob with extractor over, gas fired Rayburn range cooker and plumbing and appliance space for dishwasher and fridge/freezer. From the hall is a door to the spacious rear conservatory and a utility room which has a sink with cupboards below and appliance space for washing machine and tumble dryer.

The first-floor landing leads to 3 double bedrooms and a wet room with shower and replacement WC. The main bedroom has a walk-in wardrobe and an en suite shower room.

From the rear hallway, stairs lead down to the lower ground floor which has a bedroom, family room/bedroom, shower room and provision for a



kitchenette. It also benefits from its own entrance and could create a self-contained annexe, if so desired.

OUTSIDE The property has a tarmacadam driveway providing parking for numerous vehicles, detached garage which has access to an additional storeroom. Separate timber carport. Steps lead down to a patio area with double doors into the conservatory. A path leads down to the main garden which is laid to lawn with a range of shrubs, plants and a path leading to the lower ground floor of the property.

17 WESTERN ROAD Briefly, the annexe comprises an entrance porch with door into the open-plan sitting room/kitchen and stairs rising to the first floor with 2 bedrooms and a bathroom. There is also separate vehicular access to Western Road.

AGENT'S NOTE: The photos were taken in 2022. The only change is the upstairs bathroom is now a wet room.

SERVICES Mains water, mains gas, mains electricity and mains drainage. Council Tax Band: D and A. Full EPCs available on request. FTTP broadband installed to property. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through DJR Estate Agents & Auctioneers.

DIRECTIONS

What3Words:///makeovers.format.dugouts



Hendra Villa

Hendra Park, Launceston, Cornwall, PL15 7JR

Town Centre 0.5 miles - North Cornish Coast 18 miles
Plymouth 25 miles—Exeter (M5) 42 miles

- 5 Bedrooms & 3 Bathrooms
 - 2 Reception Rooms
 - Kitchen/Breakfast Room
 - Conservatory
- Self-Contained 2 Bedroom Annexe
 - Level Gardens
 - Detached Garage & Car Port
- EPC E & E and Council Tax D & A



“An elegant, substantial town house and separate annexe within close proximity of town centre with versatile accommodation and ample parking. “



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

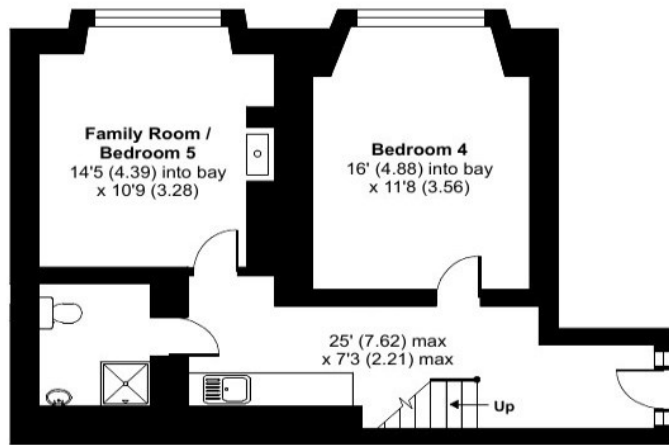
Guide Price £625,000 Freehold

Approximate Area = 3351 sq ft / 311.3 sq m

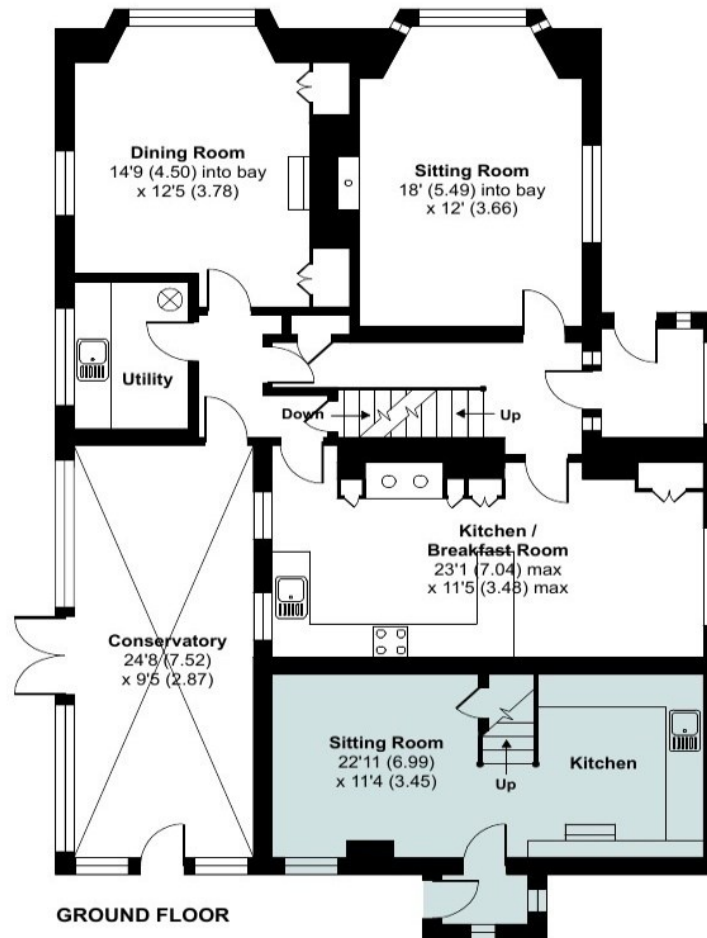
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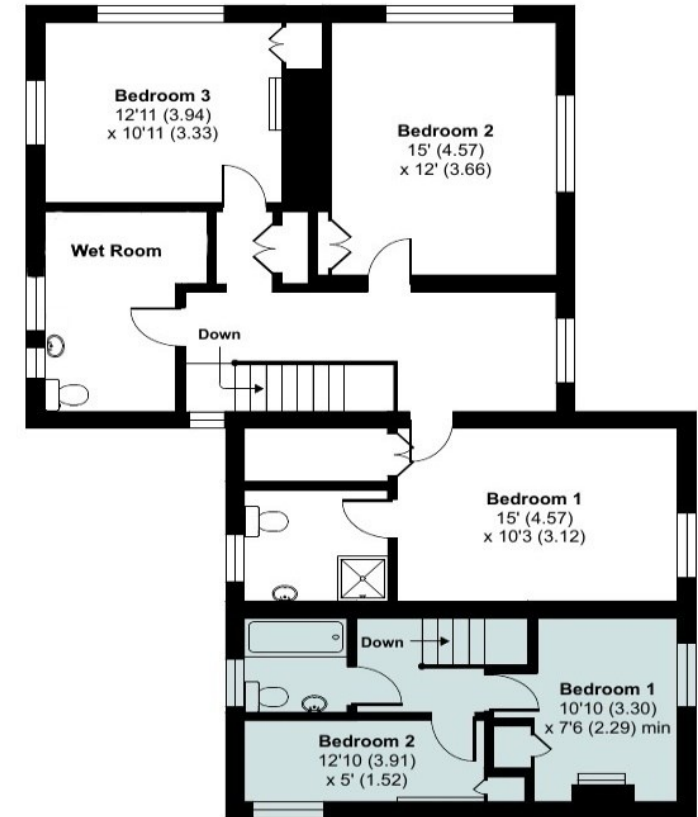
Annexe



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 824997

For more information or to arrange a viewing, please contact us:

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