



Falcon

01752 600444

312 Old Laira Road

Laira, Plymouth, PL3 6AQ

Guide Price £260,000 - £270,000





In Brief

Stunning 3- double Bedroom Period Home with fabulous Views and Exceptional Garden

Reception Rooms	Large living room and separate dining room		
Bedrooms	3 Double bedrooms		
Heating	Gas central heating	Parking	Parking space
Area	975 sq ft	Council Tax	B
Tenure	Freehold		

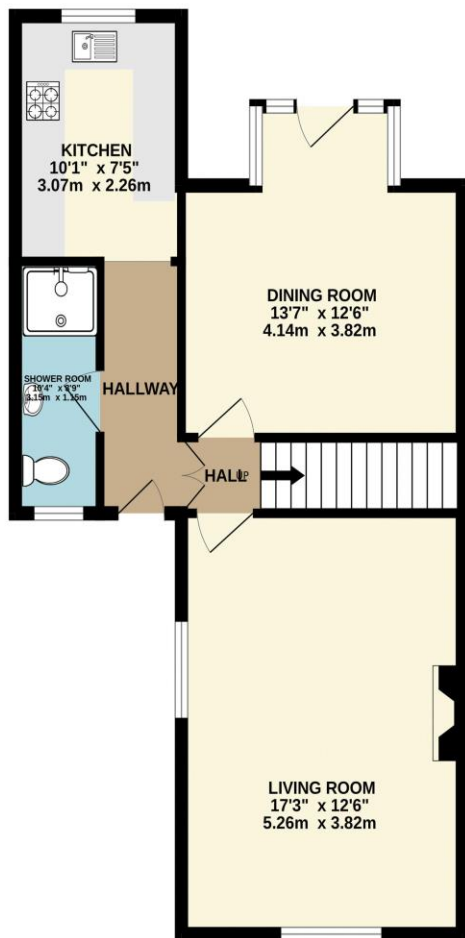
Description

NO ONWARD CHAIN ! Nestled in a quiet residential area, this beautifully presented three double bedroom semi-detached period property offers charm, space, and a truly breath taking rear open outlook taking in a glimpse of the estuary. From the moment you arrive, the home impresses with its off-road parking and handsome period façade. Step inside and you'll find a welcoming entrance hall leading to a stylishly appointed ground-floor shower room and a sleek, modern kitchen featuring contemporary fitted units and integrated oven and hob. The generously proportioned living room is warm and inviting, centered around a substantial wood-burning stove—perfect for cozy evenings in. A separate dining room, complete with a charming bay window and direct access to the garden, adds further versatility to the living space. Upstairs, the first-floor landing leads to three spacious double bedrooms. Two of these enjoy lovely open rear views toward the estuary, creating a tranquil and picturesque setting to wake up to. The home benefits from gas central heating and UPVC double glazing throughout. But it's the garden that truly sets this property apart. From the back door, step into a private courtyard, which then opens through a gate into an expansive rear garden. Mostly laid to lawn and remarkably secluded, the space is enhanced by thriving fruit trees—producing apples, plums, and pears—and even features a chicken coop at the far end, currently home to two hens. Ideally located with easy access to Marsh Mills and its excellent transport links, the property is also close to local amenities including Sainsbury's. This is a rare opportunity to own a characterful home with stunning views and an outstanding garden—properties like this seldom come to market. Early viewing is highly recommended.

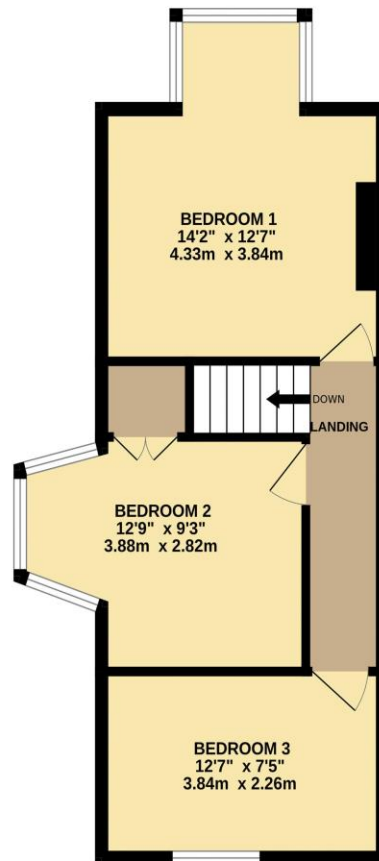
Need A Mortgage?

Floor Plans

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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