

Falcon 01752 600444

86E Kings Tamerton Road Kings Tamerton, Plymouth, PL5 2BA

Guide Price £220,000 - £230,000









In Brief

Spacious Family home

Reception Rooms Living room
Bedrooms 3 bedrooms

Heating Gas central heating Parking space

Area 1055 SQFT Council Tax C

Tenure Freehold

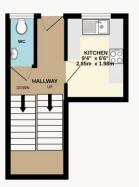
Description

A fantastic opportunity to purchase this spacious and well-presented 3-bedroom family home with an allocated parking space and garden located within reach of local schools and other amenities. The main front door enters a hallway with doors leading off to rooms and a staircase leading to both the lower garden level and the first floor. On the entrance level you have a modern kitchen fitted with a selection of base units with work surfaces over, additional wall mounted units and spaces for appliances. Also on this level there is a useful WC. On the lower garden level is the spacious living room/diner with double doors leading out to the garden. On the first floor is the main bedroom which benefits from an en suite shower room, while on the second and third floors are the two further bedrooms and a family bathroom, plus on the top landing is a useful utility room, which has the scope to become a study or even used as an occasional bedroom. Externally as mentioned the property has a lovely rear garden consisting of a patio area leading onto an area of lawn. The garden is enclosed by fencing and there is a side gate leading to a path which leads through to the parking area. This is a fantastic property, offering spacious and well presented accommodation throughout, contact us now to organise a viewing.

Floor Plans



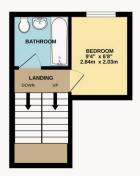
ENTRANCE LEVEL 180 sq.ft. (16.8 sq.m.) approx.



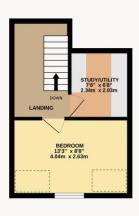
1ST FLOOR 243 sq.ft. (22.6 sq.m.) approx.



2ND FLOOR 173 sq.ft. (16.1 sq.m.) approx.



3RD FLOOR 237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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