

DC  
LANE

SELL • LET • MANAGE



Kings Tamerton Road, Plymouth, PL5 2BS

£190,000 Freehold





£190,000

# Kings Tamerton Road

Plymouth, PL5 2BS

- Semi Detached Family Home
- Kings Tamerton Area
- Benefit from Modernisation
- Close to Excellent Schools
- No Onward Chain
- Three Bedrooms
- Spacious Accommodation
- Elevated Views to Cornwall
- Steel Frame Construction
- Council Tax Band A

DC Lane are delighted to present this semi detached house in the popular location of Kings Tamerton and within easy access to the A38, excellent schooling, local transport links and amenities.

With some improvements completed and further renovation needed this lovely property provides ample space for family living. The accommodation comprises of entrance hallway, spacious lounge with double doors opening into dining room leading into the kitchen with rear storage area providing garden access and wc. To the first floor there are three bedrooms (two doubles with storage cupboards and a single) serviced by a wet room. From the rear far reaching elevated views across to Cornwall can be enjoyed.

Externally the gardens wrap around the property with a ramp providing level access into the entrance and side path leads to the enclosed rear garden, generous in size laid to lawn with paved areas and , storage shed.

This delightful family home is set within a sizeable plot and we believe it lends itself to families looking for well proportioned accommodation close to excellent schooling. With no onward chain a viewing is highly recommended.

Please note steel frame construction please take mortgage advice on lending criteria for this type of construction.



## Ground Floor

Lounge	13'10" x 12'0" (4.23 x 3.67)
Dining Room	10'4" x 8'6" (3.15 x 2.61)
Kitchen	10'5" x 8'6" (3.18 x 2.61)

## Storage/ W/C

## First Floor

Bedroom One	11'9" x 9'10" (3.60 x 3.00)
Bedroom Two	13'7" x 8'9" (4.15 x 2.68)
Bedroom Three	8'7" x 9'3" (2.63 x 2.84)
Wet Room	6'9" x 5'4" (2.07 x 1.64)





## Directions

From the office turn right onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 1st exit onto Roman Way 0.2 mi Turn left onto Kings Tamerton Rd 0.1 mi the property can be found on the left.

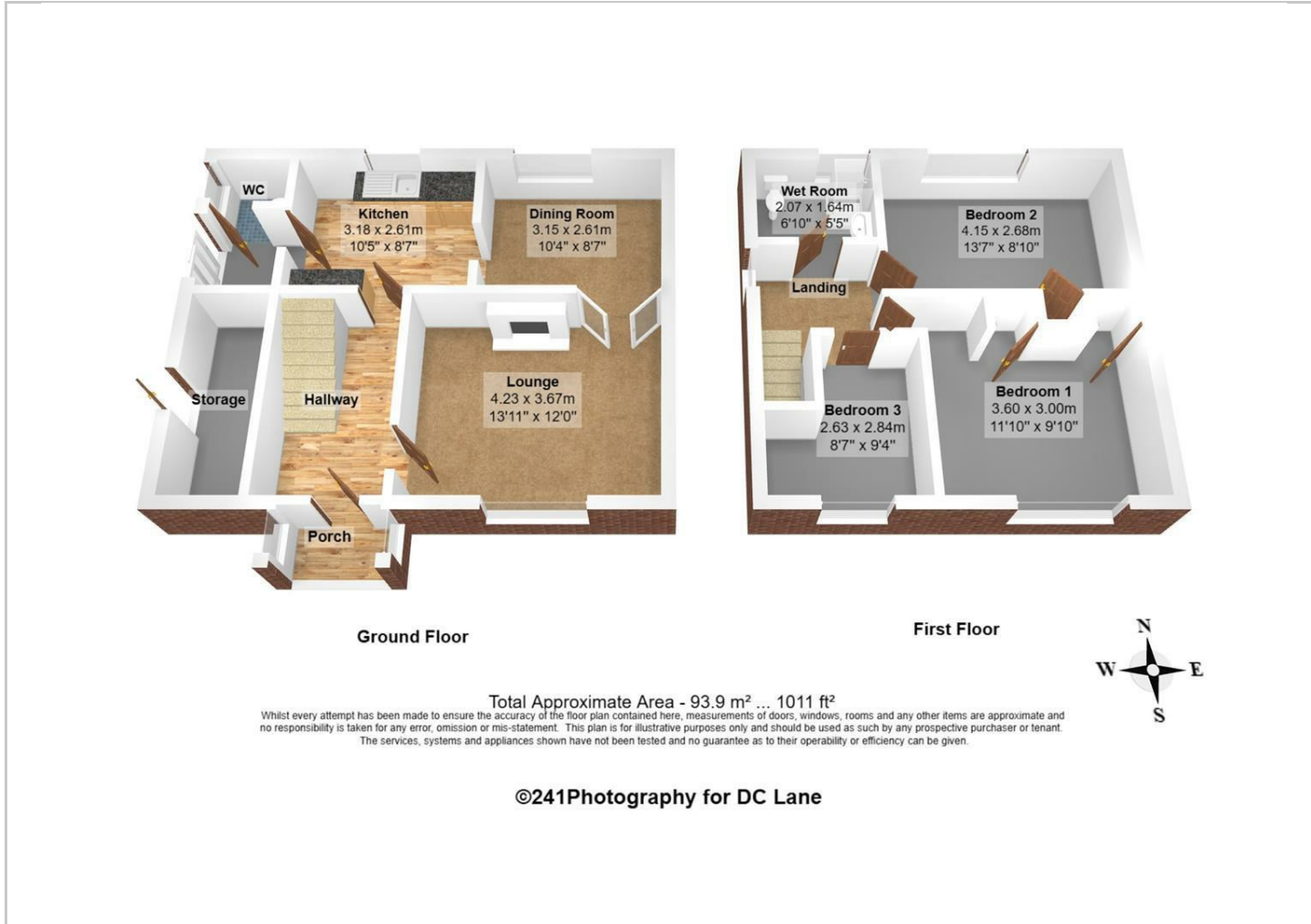
**Council Tax Band: A**

## Scan for Material Information

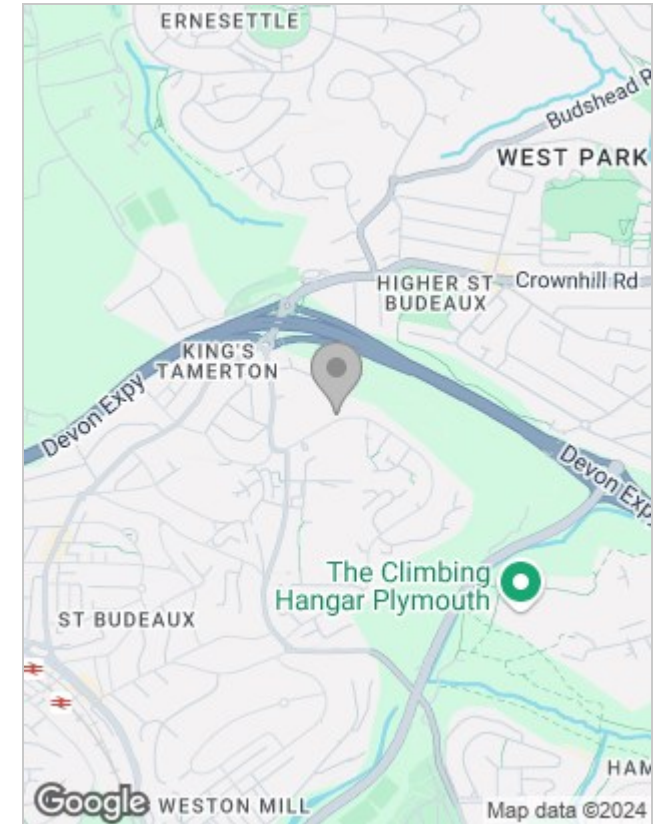




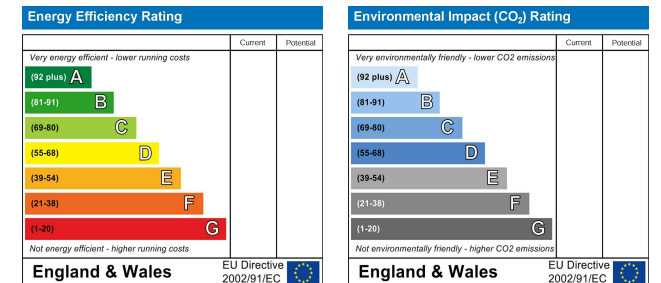
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk