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Kings Tamerton Road, Plymouth, PL5 2BA  
Offers Over £200,000 Freehold

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# Kings Tamerton Road

## Plymouth, PL5 2BA

- End Terraced House
- Lounge with Media Wall
- Shower Room & En Suite WC
- Exquisite Garden
- No Onward Chain
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Tastefully Presented
- Parking Area Rear Of Property
- Council Tax Band A

DC Lane are delighted to present this exceptionally well presented end terraced house, thoughtfully designed and finished to a high standard in the popular location of Kings Tamerton, within easy access to the A38, excellent schooling, local transport links and amenities.

An inviting entrance porch opens into a bright and spacious lounge, featuring a striking built in media wall complete with a modern remote controlled fire, integrated soundbar and ample space for a large television. Additional storage is provided by an understairs cupboard. From here, the accommodation flows seamlessly into a spacious well equipped kitchen/breakfast room, fitted with quality cabinetry and offering space for a table and chairs. Double doors lead directly to the garden, creating an ideal connection between indoor and outdoor living. Upstairs, the master bedroom benefits from built in drawers spanning the full width of the room and remote controlled blinds. The second double bedroom features built in wardrobes and an en-suite WC, while the third bedroom also offers built in wardrobes as a dedicated dressing room, served by a stylish shower room, complete with a vanity unit and additional storage cupboard. The boarded and shelved loft is accessed via a pull down ladder, providing excellent additional storage.

The exquisite rear garden is a true haven for entertaining. Designed with both style and practicality in mind, it features a pergola with remote controlled heater forming the focal point complemented by attractive slatted fencing creating a sumptuous and low maintenance space. Further benefits include an external power socket and two storage sheds. A side gate provides access to a pathway leading to a conveniently located parking area, ideally suited to the property.

Thoughtfully designed and well maintained throughout, the property showcases generous living spaces filled with natural light. With no onward chain, this superb home must be viewed to be fully appreciated.



### Ground Floor

#### Porch

18'4" x 12'6" (5.60 x 3.82)

#### Lounge

18'4" x 8'4" (5.61 x 2.55)

### First Floor

#### Bedroom One

9'1" x 9'6" (2.77 x 2.91)

#### Bedroom Two

9'8" x 11'4" (2.97 x 3.47)

#### En Suite WC

2'9" x 5'6" (0.84 x 1.68)

#### Bedroom Three

5'5" x 5'6" (1.67 x 1.68)

#### Shower Room

8'2" x 5'3" (2.49 x 1.62)



## 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.

## Scan for Material Information



## Council Tax Band: A

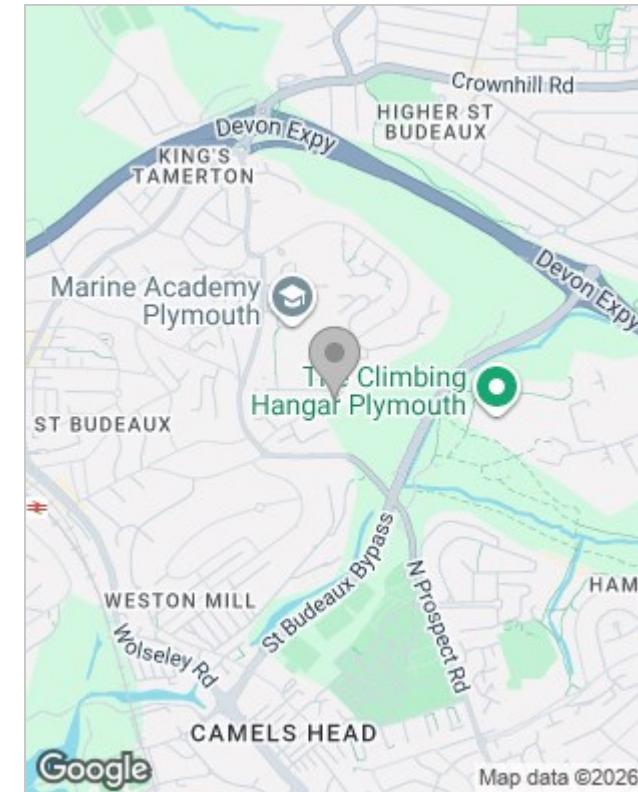




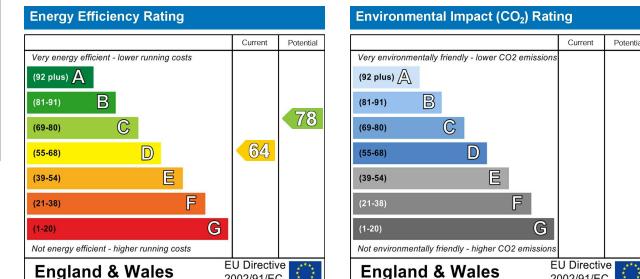
## Floor Plans



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.