



## Tintagel Crescent, Plymouth, Devon, PL2

**Offers Over: £140,000**

*Freehold*

This three double bedroom home in Pennycross has been adapted to suit an elderly purchaser however can be adapted to suit a buyer of any requirement at no additional cost to the purchaser. The sellers have created a driveway at the front of the property giving off street parking and have put a great deal of time into landscaping the south facing rear garden. On the ground floor of the property there are two spacious reception rooms as well as a good-sized kitchen and porch. Upstairs the property has three spacious double bedrooms, a four-piece bathroom and a further separate WC. The amount of space both inside and outside is what really sets this home leaps and bounds above any similar property in the area and lends this home perfectly to a first-time buyer, home-mover or to a buy to let investor. EPC: C



## Accommodation

**Entrance Porch** 6'1" x 3'8" (1.85m x 1.12m). Vinyl flooring, double glazed window and door to front, door into dining room.

**Dining Room** 12'8" x 8'9" (3.86m x 2.67m). Carpet flooring, stairs to first floor, storage under stairs, double glazed window to front, wall mounted radiator, TV, sliding doors into kitchen, door into living room.

**Lounge / Diner** 18'3" x 14'1" (5.56m x 4.3m). Max measurements. Carpet flooring, wall mounted radiator, open coal fire, gas fire point, double glazed window to front, double glazed sliding doors to rear, TV point.

**Kitchen** 9'9" x 9' (2.97m x 2.74m). Fitted kitchen with range of matching wall and base units, part tiled walls, range oven with extractor over, space and plumbing for washing machine, space for tumble dryer, integrated stainless steel sink and drainer unit, space for American fridge freezer, tiled flooring, double glazed window and door to rear, wall mounted Worcester combination boiler.

**Landing** Carpet flooring, wall mounted radiator, doors into:

**WC** 2'6" x 2'6" (0.76m x 0.76m). Carpet flooring, low level WC, wash hand basin, double glazed window to rear.

**Bedroom** 11'1" x 10' (3.38m x 3.05m). max measurements. Carpet flooring, double glazed window, wall mounted radiator, fitted cupboard, TV point, loft access.





**Bedroom** 9'9" x 9'9" (2.97m x 2.97m). Carpet flooring, wall mounted radiator, TV point, double glazed window to front, two fitted cupboards.

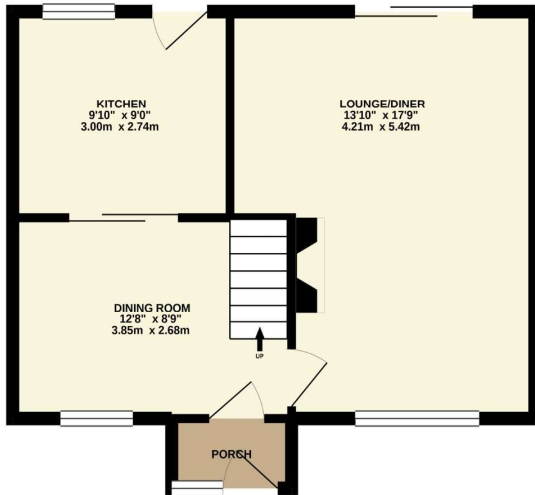
**Bedroom** 11'1" x 8' (3.38m x 2.44m). Max measurements. Laminate flooring, wall mounted radiator, double glazed window to rear, fitted wardrobe.

**Bathroom** 9'9" x 8' (2.97m x 2.44m). Max measurements. Carpet flooring, wall mounted radiator, two windows to rear, low level WC, wash hand basin, double shower cubicle, bath with mixer taps and shower over, part tiled walls.

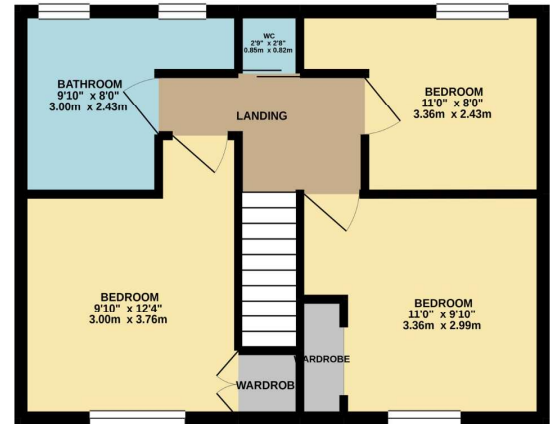
**Outside** A driveway has been created at the front of the property providing off street parking. The front garden is then tiered with a high specification lift which can either be sold with the property or removed at no cost to the purchaser. The rear garden again is tiered and perfectly south facing. There are a variety of patio areas, lawns and flower beds with the potential for allotments which make the garden a real gardeners paradise.



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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