

## **Coombe Park Lane, Plymouth, Devon, PL5 Offers Over: £200,000**

A charming family home is located in the ever popular area of PL5, in the North West of the City. The property is suited for all types of family to enjoy and has more than enough room to cater for all. The tasteful property has a generous living room, leading further to a light and airy dining room to the rear with ample space for dining room table and chairs. A freshly new contemporary kitchen offers a great cooking space and leads to the bathroom. The ground floor also benefits from a sun room which is a lovely extra space to enjoy which natural light pours through.

Upstairs, there are three well-proportioned bedrooms offering an abundance of space. The rear garden again is well suited to a family with a combination of artificial grass and decking, perfect for outside dining and socialising. To complete this home there is a double garage with power. EPC: TBC

## Rooms

**Porch** 3'1" x 3'1" (0.94m x 0.94m). uPvc double glazed door to enter, laminate flooring

**Hallway** laminate flooring, radiator, stairs leading to the first floor, storage under the stairs

**Lounge** 12'1" x 13' (3.68m x 3.96m). carpeted flooring, radiator, bay window to the front with uPvc double glazed windows, working gas fire, sliding wooden doors leading to dining room

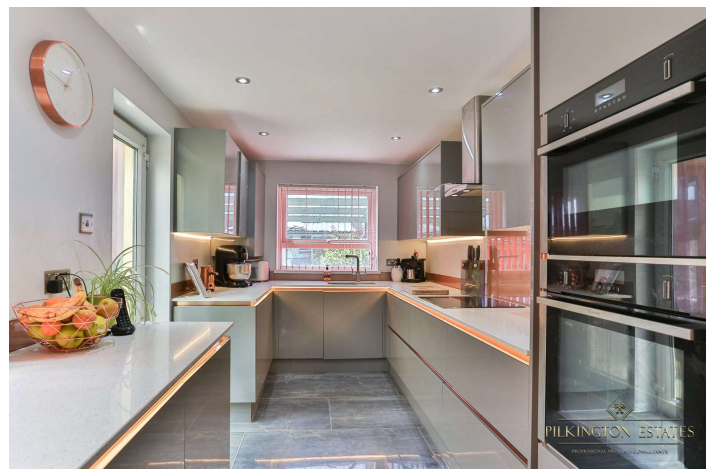
**Dining Room** 9'11" x 12'11" (3.02m x 3.94m). carpeted flooring, radiator, electric fire, double doors leading out to sun room

**Sun room** 13' x 6'9" (3.96m x 2.06m). vinyl flooring, uPvc double glazed wooden framed door leading out to garden, single pane frosted window to the side, uPvc double glazed door to enter kitchen

**Kitchen** 7'7" x 17'3" (2.3m x 5.26m). kitchen can also be entered via hallway, tiled flooring, uPvc double glazed window to the rear, uPvc double glazed window to the side, integrated oven and grill, induction hob, hooded extractor fan, integrated dishwasher, integrated washing machine, space for fridge freezer

**Landing** carpeted stairs and landing, access to loft

**Bedroom Three** 8'7" x 7'8" (2.62m x 2.34m). wooden floorboards, radiator, uPvc double glazed window to the rear





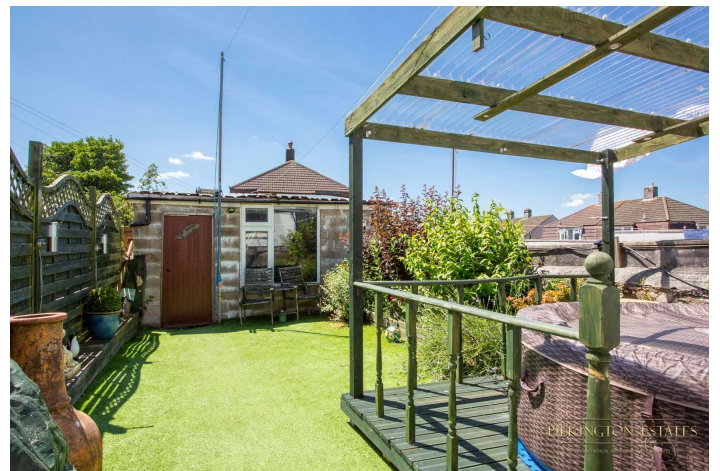
**Bathroom** 4'7" x 8'4" (1.4m x 2.54m). vinyl flooring, heated towel rail, toilet, bath tub, shower, uPvc double glazed frosted window to the side, tiled walls, sink with hot and cold mixer tap

**Bedroom Two** 9'9" x 12'11" (2.97m x 3.94m). carpeted flooring, radiator, uPvc double glazed window to the rear

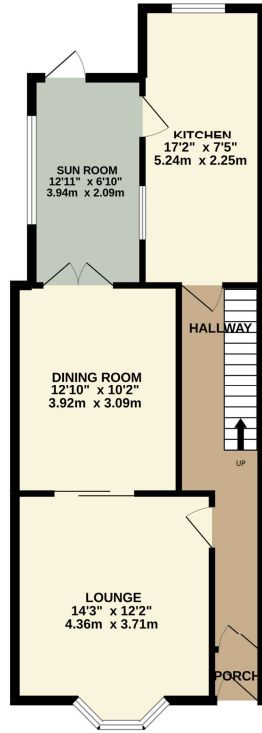
**Bedroom One** 14'9" x 12'11" (4.5m x 3.94m). carpeted flooring, two uPvc double glazed windows to the front, radiator

**Garden** part decking, part astro turf, access to garage

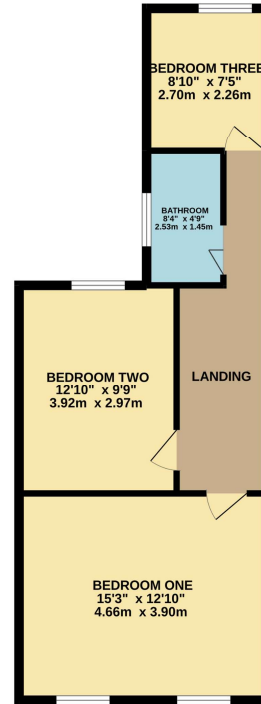
**Garage** double garage with power and access from front and rear



GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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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