



## **Efford Lane, Plymouth, Devon, PL3 Offers Over: £220,000**

This substantial three-bedroom family home is positioned in a very peaceful location with an attractive elevated outlook with unspoilt views across Plymouth and The Sound. The property has been adapted to allow for an open-plan style kitchen diner to become the heart of the home with a beautifully bright living room. Upstairs the home has three well-proportioned bedrooms with a further family bathroom. There is ample room for the whole family to enjoy inside and this sense of space is shared with the garden too which boasts undeniable potential and benefits from a large outbuilding. Whether you are upsizing, purchasing your first home or alternatively looking for a popular buy-to-let investment, this delightful family home has so much to offer. EPC: D.



## Rooms

**Hallway** 13'1" x 6'7" (4m x 2m). Composite front door, carpet flooring, UPVC double glazed window to the front aspect, understairs storage, gas wall mounted radiator

**Lounge** 17'9" x 12'7" (5.4m x 3.84m). Wooden door, laminate flooring, UPVC window to front and rear aspect, gas wall mounted radiator

**Kitchen/Diner** 12' x 11'2" (3.66m x 3.4m). Vinyl flooring, UPVC window to the rear aspect, gas wall mounted radiator, wooden units with wooden worktop, space for oven, washing machine, dishwasher

**W/C** 6'7" x 2'5" (2m x 0.74m). Wooden door, vinyl flooring, UPVC window to the side aspect, white toilet

**Back Porch** 3'6" x 3'5" (1.07m x 1.04m). UPVC back door, vinyl flooring, UPVC window to the rear aspect

**Landing** 9'10" x 6'7" (3m x 2m). Carpeted flooring, white wooden banister, storage cupboard

**Bedroom 3** 9'9" x 7'3" (2.97m x 2.2m). Wooden door, carpeted flooring, UPVC window to the front aspect, gas wall mounted radiator

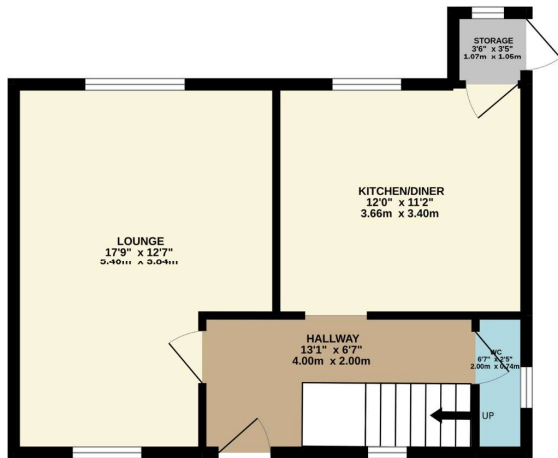
**Bedroom 1** 14' x 11'2" (4.27m x 3.4m). Wooden door, carpet flooring, UPVC window to the rear aspect, gas wall mounted radiator

**Bedroom 2** 11'2" x 10'7" (3.4m x 3.23m). Wooden door, carpet flooring, UPVC window to the rear aspect, gas wall mounted radiator

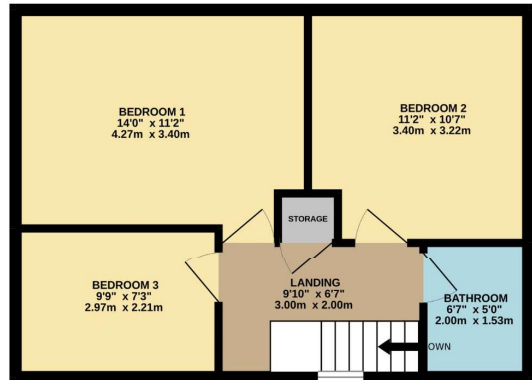
**Bathroom** 6'7" x 5' (2m x 1.52m). Wooden door, vinyl flooring, UPVC window to the side aspect, white three piece suite.



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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