



## Vicarage Gardens, Plymouth, Devon, PL5 Offers Over: £210,000

This gorgeous two bedroom semi-detached bungalow is set in a peaceful and tranquil cul-de-sac location just a stone's throw away from the River Tamar, and is being offered to the market with no chain. The property has been tastefully kept in good condition and is ready for all styles of families to move straight into. As you enter you have a spacious porch leading into the hallway, followed by two good sized bedrooms to the front. The home has a modern family bathroom suitable for all ages.

You are then welcomed by a lounge which opens out into bright airy conservatory overlooking the rear garden. There is a separate dining room which is ideal for entertaining, Lastly this follows into the kitchen which has ample space, but even scope to open up for more open plan living. This home has both front and rear gardens which are both well maintained, with the added bonus of a shared driveway to the side of the building. EPC: TBC



## Rooms

**Porch** 6'11" x 7'6" (2.1m x 2.29m). carpeted flooring, radiator, uPvc double glazed window to the front, uPvc double glazed door

**Bedroom One** 9'10" x 11'9" (3m x 3.58m). carpeted flooring, radiator, uPvc double glazed window to the front, built in wardrobe storage



**Bedroom Two** 8'4" x 8' (2.54m x 2.44m). carpeted flooring, uPvc double glazed window to the front, radiator

**Bathroom** 5'6" x 5'10" (1.68m x 1.78m). vinyl flooring, toilet, uPvc double glazed window to the side, radiator, sink with hot and cold taps, extractor fan

**Landing** access to loft via ladder, storage cupboard

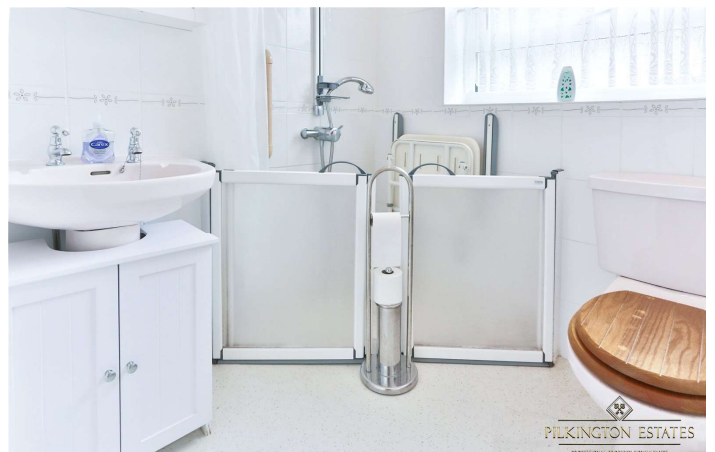
**Lounge** 11'6" x 12'10" (3.5m x 3.9m). carpeted flooring, radiator, working gas fire, uPvc double glazed sliding doors



**Conservatory** 9'11" x 6'6" (3.02m x 1.98m). carpeted flooring, uPvc double glazed windows to the side aspect, uPvc double glazed sliding doros leading out to rear garden

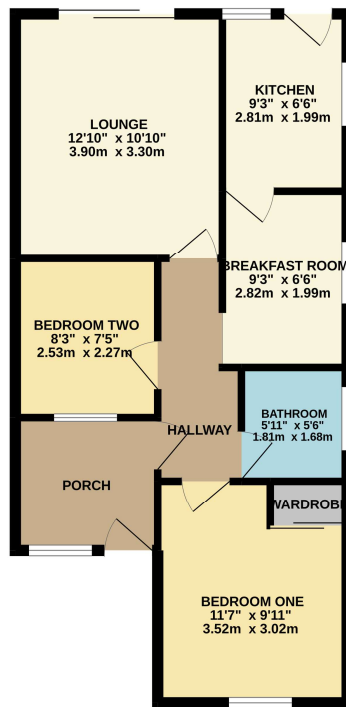
**Rear garden** low maintenance, part patio, part lawn, part decking, side access

**Shared driveway**





GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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