



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



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Byland Road, Plymouth, Devon, PL3 Offers Over: £250,000

This lavishly presented three bedroom terraced property set in a most sought after area is the epitome of the perfect family home. This home offers tasteful and intelligently configured accommodation and perfectly combines modern finishes with period charm. On the ground floor is an expansive and airy living room with a beautiful bay window to the front. The hallway then pens up into a kitchen dining area with a modern fitted integrated kitchen.

The space has sliding doors leading out to the rear garden. On the first floor there are two large double bedrooms, a single bedroom and a family bathroom which have all been equally as stylishly dressed as the rest of the property and provide comfortable and spacious accommodation. Externally, the property boasts an attractive level rear garden with mainly lawn and some decking providing ample space for social occasions. This home has so much to offer so would be perfectly suited to a growing family or even a young couple. EPC: TBC



Rooms

Hallway Wooden stain glass door to enter, Laminate flooring, radiator, stairs leading to the first floor, storage under the stairs

Living Room Carpeted flooring, radiator, uPvc double glazed bay window to the front, working gas fire

Kitchen/Dinning Room Laminate flooring, radiator, uPvc double glazed sliding doors leading out to the garden, built in storage, space for fridge freezer, integrated oven with induction hob, stainless steel sink and a half and drainer with hot and cold mixer tap, integrated dish washer, tiled splash back, hooded extractor fan



Utility Room Tiled flooring, uPvc double glazed door leading into garden, space and plumbing for washing machine and tumble dryer, boiler, uPvc double glazed window to the side, radiator

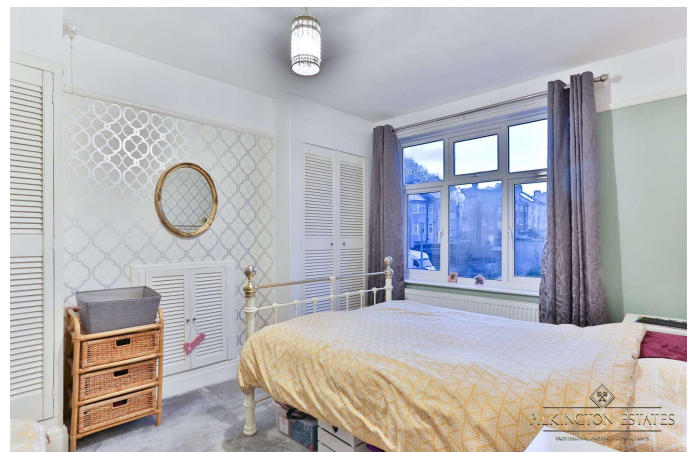


Downstairs WC Tiled flooring, toilet, sink with hot and cold mixer tap, skylight

Landing Carpeted flooring, Carpeted stairs, access to the loft which is half boarded and insulated with a ladder, storage cupboard

Bedroom One Carpeted flooring, radiator, uPvc double glazed bay window to the front

Bedroom Two Carpeted flooring, radiator,



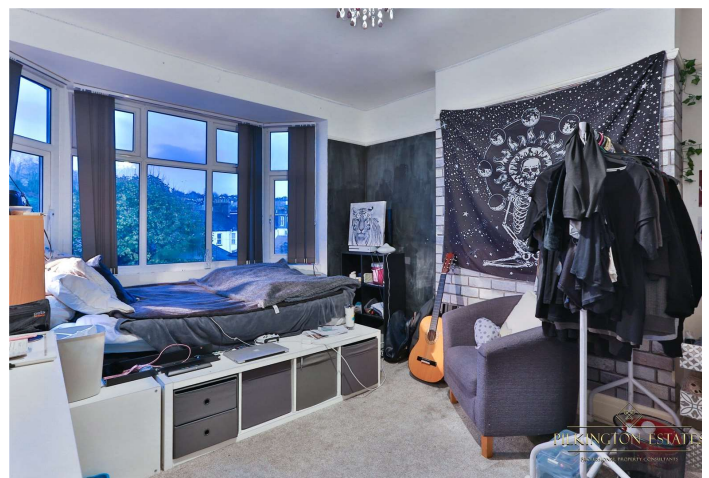


uPvc double glazed window to the rear, plenty of storage

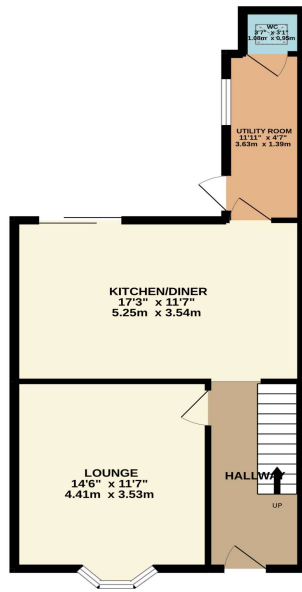
Bedroom Three Carpeted flooring, radiator, uPvc double glazed window to the front

Bathroom Tiled flooring, toilet, tiled walls, bath tub with overhead electric shower, uPvc double glazed frosted window to the rear, sink with hot and cold mixer tap

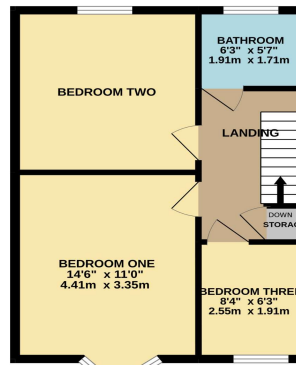
Garden Good size, part decking part lawn, little path leading to a shed and a gate to access the back lane



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

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