



Farm Lane, Plymouth, Devon, PL5

Offers in excess of: £200,000

This substantial three bedroom end of terrace home is positioned in a very peaceful location with an abundance of space making the property an ideal family home. The property has been modernised to a good standard and is sure to exceed a buyers expectation and more.

Downstairs has been modified to allow for an open-plan style lounge kitchen diner to become the heart of the home meaning this home is great for entertaining. Downstairs also benefits from a spacious utility room. Upstairs, the home has three well-proportioned bedrooms alongside three shower rooms creating options for a growing family. As well as ample space inside this family home is complete with a rear garden with a large outbuilding with it's own WC so could be made into a great home office or even a bar for those summer evenings! Whether you are upsizing, purchasing your first home or alternatively looking for a popular buy-to-let investment, this delightful family home has everything to offer. EPC: TBC

Rooms

Porch Tiled flooring, uPvc double glazed window to the side, uPvc double glazed door to the front

Hallway uPvc double glazed door leading into the porch, laminate flooring, radiator, carpeted stairs leading to the first floor, storage under the stair

Kitchen Laminate flooring, integrated oven, integrated grill, four ring gas hob, extractor fan, one and a half sink and drainer with hot and cold mixer tap, uPvc double glazed window to the rear, uPvc double glazed frosted door leading out to the garden, storage space, breakfast bar, radiator

Utility Room Tiled flooring, uPvc double glazed window to the rear, multiple plugs, storage space, boiler

Living Room Laminate flooring, radiator, aluminium double glazed sliding door to the rear, uPvc double glazed window to the front, multi fuel fire place

Landing Carpeted flooring, radiator, uPvc double glazed window to the rear

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





wardrobes and draws, access to the loft

Bedroom Two Carpeted flooring, radiator, uPvc double glazed window to the front, built in storage

Shower Room Shower cubicle, heated towel rail, fully tiled, extractor fan

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

Shower Room Shower cubicle double glazed window to the rear, fully tiled, extractor fan, heated towel rail, overhead electric shower

Family bathroom Tiled flooring, partly tiled walls, bath tub with overhead shower, sink with hot and cold mixer tap, uPvc double glazed frosted window to the rear, extractor fan, heated towel rail

Separate WC Tiled flooring, uPvc double glazed window to the rear, storage cupboard, toilet, partly tiled walls

Garden Good size, maintainable garden, laid to Astro and patio, Moroccan style barbeque area, tiled flooring, two outdoor ovens, back of the garden is being used as a vegetable area, laid to patio as well

Sun Lounge Decked flooring, loads of potential

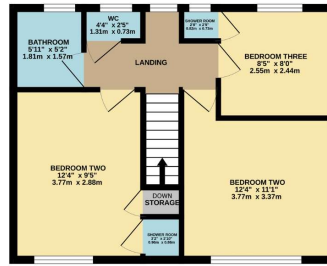
Home office/ Workshop Fully wired, uPvc double glazed door, has its own WC which you have toilet, sink with hot and cold mixer tap, uPvc double glazed window

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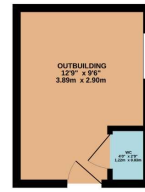
GROUND FLOOR
474 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.4 sq.m.) approx.



OUTBUILDING
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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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