



**PIEKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS



## Therlow Road, Plymouth, Devon, PL3

**Offers Over: £240,000**

We are excited to introduce this three-bedroom semi-detached family home located in the PL3 area, just a stone's throw away from local schools, shops and great transport routes. The home is offered to the market with no chain and is the perfect opportunity for someone to put their own stamp on a well loved home. The ground floor has a large lounge, a separate kitchen and a separate dining room but could be opened up to create more of a social space. The ground floor also has a WC.

01752 251155

The first floor has three generous bedrooms and a family bathroom. The property has a great sized rear garden with mainly lawn and access to your single garage. Running alongside the home you have a driveway to allow off street parking for multiple cars. EPC:D

## Rooms

**Hallway** 9'1" x 2'7" (2.77m x 0.79m). side access, uPvc double glazed door to enter with uPvc double glazed frosted floor to ceiling window, carpeted flooring,

**WC** 2'11" x 5'6" (0.9m x 1.68m). toilet, partly tiled walls, uPvc double glazed window to the side, sink with hot and cold tap,

**Lounge** 17'7" x 11'10" (5.36m x 3.6m). carpeted flooring, large uPvc double glazed window to the front, electric heater, storage cupboard under the stairs, storage cupboard in the corner

**Dining Room** 7'9" x 9'5" (2.36m x 2.87m). carpeted flooring, electric heater, uPvc double glazed patio doors leading out to garden, sliding door into kitchen

**Garden** part patio, part lawn, vegetation, access to garage,

**Kitchen** 6'11" x 9'6" (2.1m x 2.9m). vinyl flooring, space for oven, partly tiled walls, uPvc double glazed window to the rear, stainless steel sink with drainer, hot and cold tap, space for white goods

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

**Bedroom One** 15'1" x 9'9" (4.6m x 2.97m). carpeted flooring, electric heater, uPvc double glazed window,

**Bedroom Three** 6' x 11'5" (1.83m x 3.48m). carpeted flooring, electric heater uPvc double glazed window





**Bedroom Two** 8'9" x 10'7" (2.67m x 3.23m). carpeted flooring, electric heater, uPvc double glazed window, storage cupboard, airing cupboard which has emersion tank

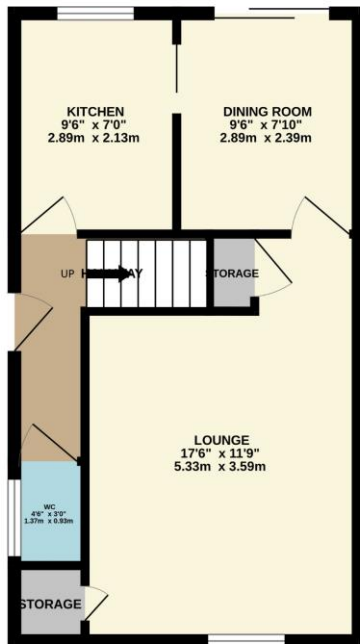
**Bathroom** 5'5" x 6'8" (1.65m x 2.03m). carpeted flooring, toilet, sink with hot and cold tap, uPvc double glazed frosted window, partly tiled walls, bath tub, overhead electric shower

**Driveway** drive way alongside the side of the property

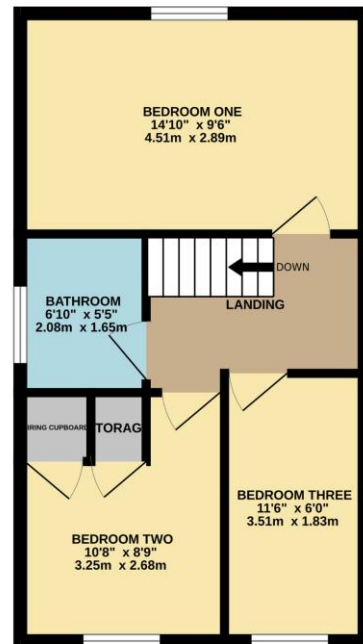
**Garage** single garage



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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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#### Disclaimer

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