



109 Truro Drive | Badgers Wood | Plymouth | PL5 4TR

Guide £300,000-£350,000

A spacious family home situated within a woodland location.

This extended four bedroom property is located next to a meadow which is on the banks of Tamerton Lake and Estuary, giving a delightful rural setting.

Upon inspection you will find an entrance vestibule, reception hall, large dual aspect lounge with log burning stove opening to a conservatory and a spacious kitchen opening to a second conservatory breakfast room.

On the first floor, you will find a landing, three double bedroom (master with space for En-suite), a further dual aspect single bedroom and family bathroom.

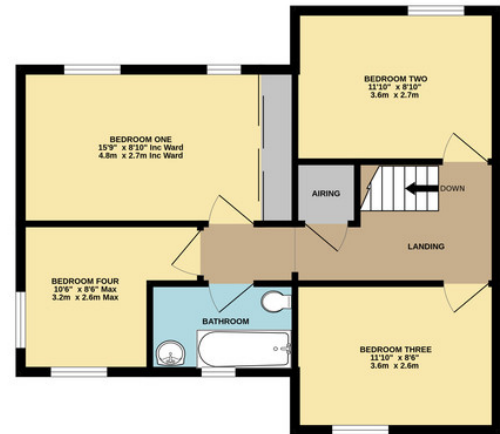
Outside are gardens to the front and rear enclosed by fencing and offering a westerly aspect.

- Spacious Family Home
- Four Bedrooms
- Upvc Double Glazing
- Gas Central Heating System
- Close To Nature Reserve
- Close To Facilities
- Overlooking Woodlands
- Close To Estuary



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements