



2 Beverley Road, Laira, Plymouth, Devon, PL3 6DA



## Guide Price £220,000

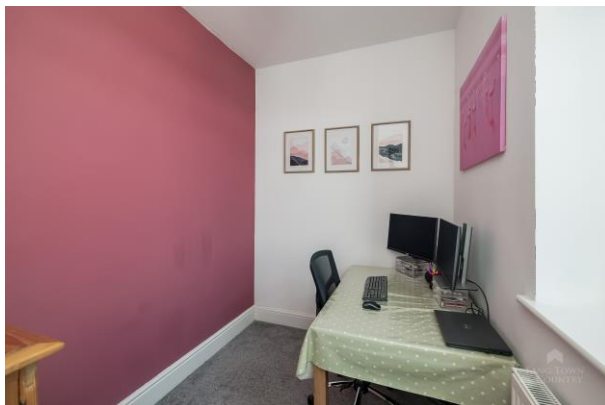
Welcome to this one of a kind three-bedroom detached house nestled within a sought-after residential area of Laira offering a perfect blend of modern living and unique charm.

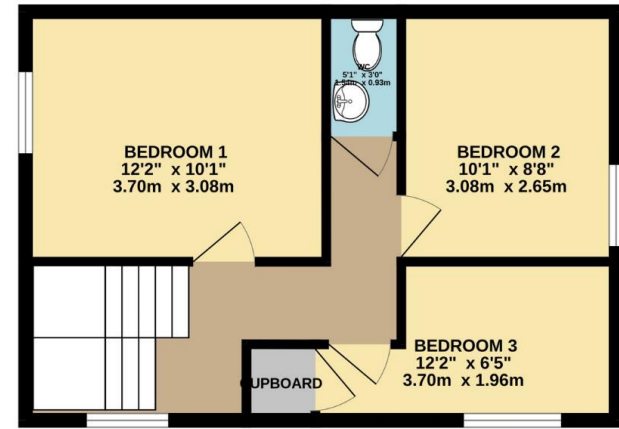
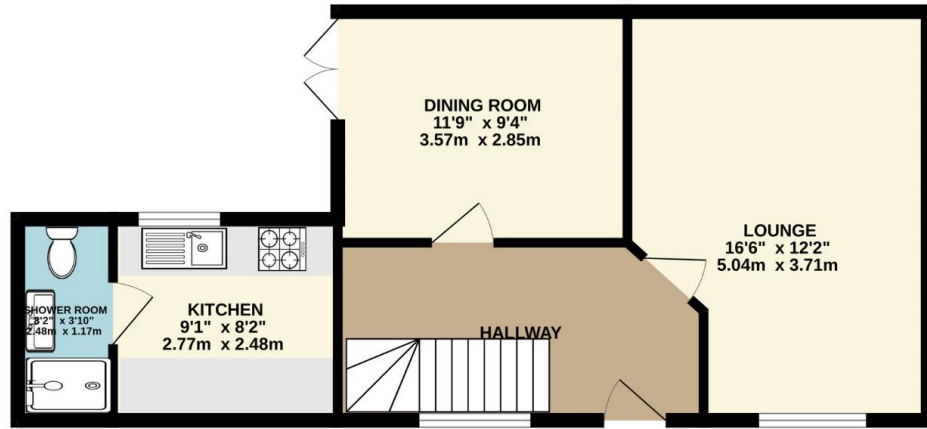
Formerly the caretakers house to the local school the property welcomes you with an inviting entrance hall, leading to a spacious living room perfect for relaxation. A separate dining room, ideal for entertaining, opens directly onto a charming courtyard walled garden, creating a seamless indoor-outdoor experience. The modern kitchen is equipped with an electric hob and oven with space for white goods ensuring convenience for the everyday. A contemporary downstairs shower room complete with a double shower cubicle, wash hand basin with vanity storage, heated towel rail and WC adds practicality and ease. There is also a large useful storage cupboard under the stairs.

Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for family living, guests and home working. A separate WC adds to the functionality of the upper floor. Externally, the delightful courtyard garden offers a low maintenance space for summer BBQing. This unique home tucked away on a quiet street is a rare find in the area, combining distinctive features with comfortable modern living spaces.



To view this property call Lang Town & Country Estate Agents on 01752 256000.





TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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