



LANG TOWN  
& COUNTRY

63 Teign Road, Efford, Plymouth, PL3 6PH

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SALES

**Price £300,000**



Situated in the residential area of Efford close by to the local amenities and good schooling is this wonderfully renovated three-bedroom semi-detached house with off road parking.

This beautifully presented family home has been completely renovated throughout to a high standard, offering stylish, modern living on one of the largest plots on the road.

The ground floor is both spacious and versatile. A welcoming hallway leads to a generous lounge, ideal for relaxing and entertaining. To the rear, the property benefits from a well-proportioned dining room which flows seamlessly into the modern fitted kitchen with integrated appliances, creating a practical and sociable layout. The ground floor has been extended, adding a highly useful utility room along with a second shower room, making the space ideal for busy households or guests.

Upstairs, the first floor offers three well-sized bedrooms, including two comfortable doubles and a third smaller double room that would also suit use as a home office or nursery. A contemporary shower room completes the first-floor accommodation.

Externally, the property truly stands out. To the rear is a great-sized garden which has been re-landscaped and thoughtfully re-designed, featuring a combination of lawn, a newly created flower bed ideal for home-grown vegetables, and a decking area perfect for outdoor seating and entertaining. The garden also benefits from two lockable garden stores and additional space for a shed or workshop, offering excellent storage and flexibility.

To the front, the current owners have installed a new block-paved driveway, providing ample off-road parking and incorporating an electric vehicle charging point. There is also a small front garden, adding to the property's kerb appeal.

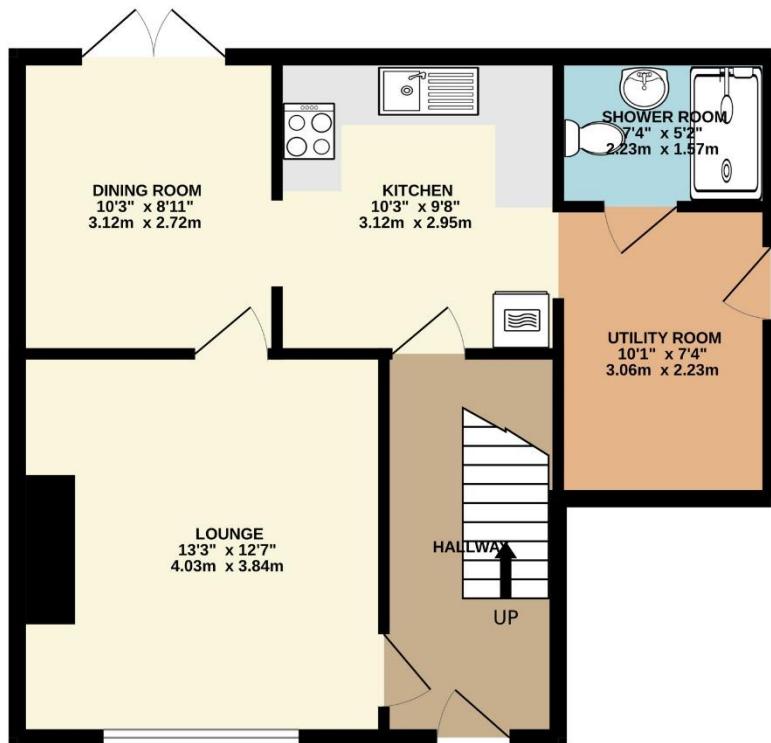
Overall, this is a superbly upgraded home combining modern finishes, practical living space, and generous outdoor areas, all set on an enviable plot within the road.



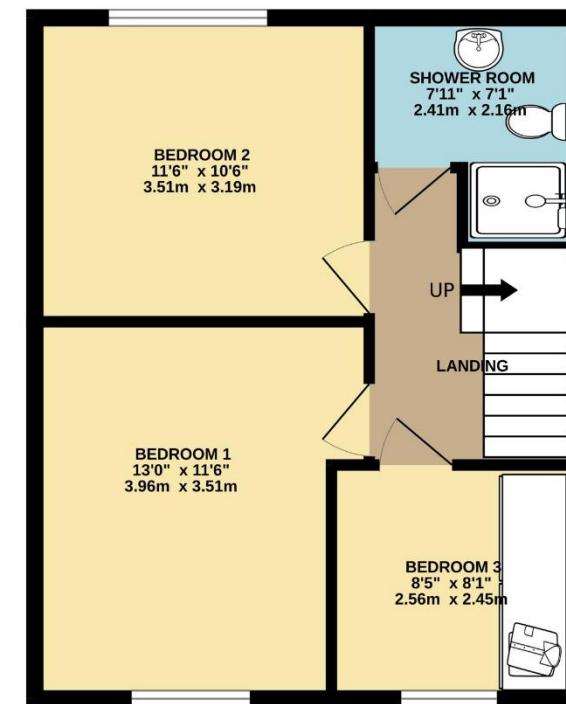
To view this property call Lang Town & Country Estate Agents on 01752 256000.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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