



Dalton Gardens, Kings Tamerton, Plymouth

Guide price £180,000 - £190,000



Key Features

- Two-bedroom home
- Front porch, rear conservatory
- Spacious and neutral throughout
- Easy access to A38
- Close to local schools and amenities
- Council tax A
- EPC rating F
- Freehold





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Tucked away in a cul-de-sac with easy access to the A38, is this spacious two-bedroom home which makes a fantastic first time buy or an ideal rental for a landlord looking to add to their portfolio.

Bright and airy throughout, you enter the property into the generous sized porch, perfect for hanging coats and shoes. This leads into the hallway which provides access to the kitchen and large living room/diner. Large handy storage cupboard.

The kitchen is fitted with modern high gloss white matching wall and lower units finished with chrome handles and worktop. Integrated oven, hob and hood overhead. Inset sink and drainer with tap overhead. Finished with fitted laminate flooring and stylish grey tiled boarder.

Entering into the living area, there is ample space for living room furniture as well as dining room table and chairs. Patio doors leading to the rear conservatory allows light to flow through the room. Beautifully warm in the sunshine, the conservatory is a perfect space for reading, relaxing or a children's playroom.

Upstairs, you are greeted with both bedrooms, which are both double in size with the Master being exceptionally sizable, providing plenty of space for furniture.

Fully tiled, the bathroom is to the rear aspect of the property and comprises fitted bath with shower

screen and shower, matching hand basin with mixer tap, low level W/C with push flush. Wall mounted heated towel rail.

Externally, the enclosed tiered rear garden is low maintenance and provides access to the street behind. The front garden again, low maintenance, provides additional space for outdoor seating. An additional benefit to the exterior, there is a grassed area to the front of the house which has been well maintained by neighbours in the cul-de-sac and can be enjoyed by all.

Heated by gas central heating with radiators to each room. Full UPVC, with the upstairs windows being replaced in 2021.

The property is neutrally decorated throughout, giving any new owner a blank canvas to work with.

Despite being close to the A38, the Cul-De-Sac itself is peaceful and woodland walks can be enjoyed as soon as you step outside the front door. The superb location provides easy access to routes to escape to Cornwall and Exeter.

Within the vicinity of both Primary and Secondary schools as well as nurseries which are all within walking distance from the property. Local amenities are also close and easily accessible.

Tenure - Freehold
Council tax band - A
EPC rating - F



Agency note: The Vendor of the property is a relative of the Franchise Director of Northwood Plymouth.

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

