



## Pine View

Platt TN15 8LA

Offers Over £350,000



COUNTRY HOMES



## Platt TN15 8LA

**\*CHAIN-FREE\***

Nestled in Pine View, a cul de sac in Platt, this charming property presents an excellent opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms, this residence is ideal for families or individuals looking for extra space. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

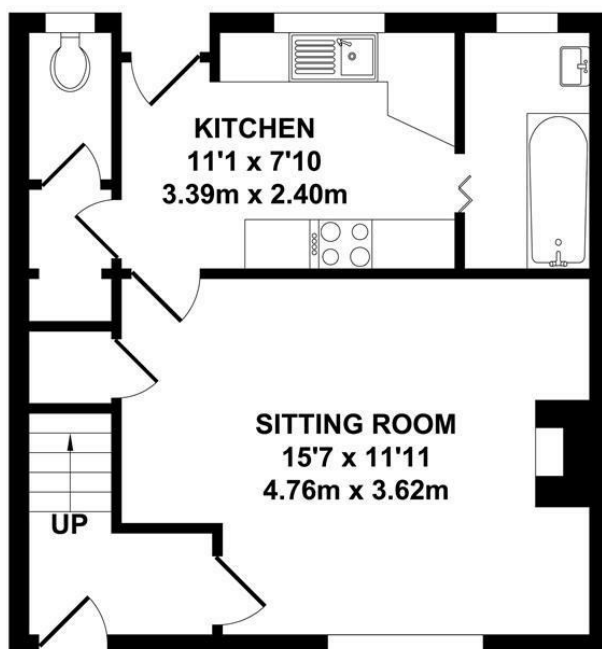
One of the standout features of this home is the generous garden, offering ample outdoor space for gardening, play, or simply relaxing in the fresh air. While the property does require some cosmetic modernisation, this presents a wonderful chance for buyers to personalise their new home to their taste and style.

Situated in a popular and convenient location, residents will benefit from easy access to local amenities, schools, and transport links, making daily life both practical and enjoyable. Additionally, the property is chain-free, allowing for a smoother and more efficient purchasing process.

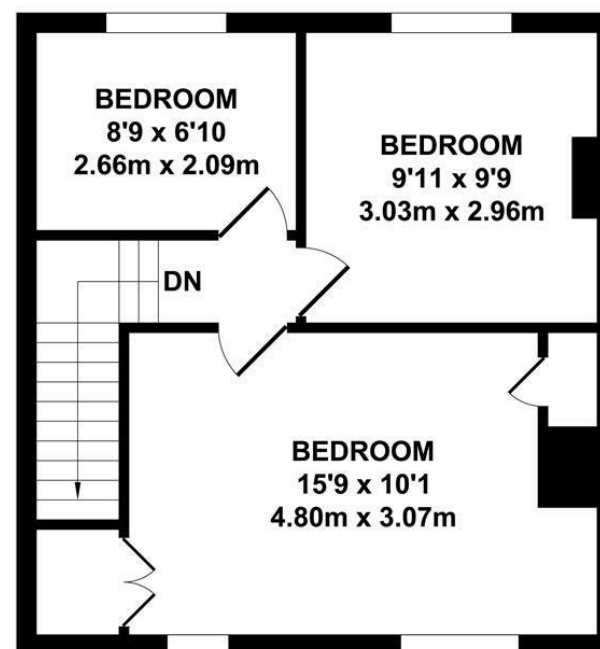
This is a fantastic opportunity to acquire a three-bedroom home in a sought-after area, with the potential to create a truly bespoke living space. Do not miss the chance to make this property your own. Call today to book your viewing.

- Chain-free
- Cul-de-sac location
- Residential parking
- Ideal for first-time buyers
- Semi-rural
- Walking distance to local amenities
- Ready to put your mark on it
- Easy access to motorway
- Good size rear garden
- Viewing encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
375 SQ.FT.  
(34.88 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
375 SQ.FT.  
(34.88 SQ.M.)

**TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.76 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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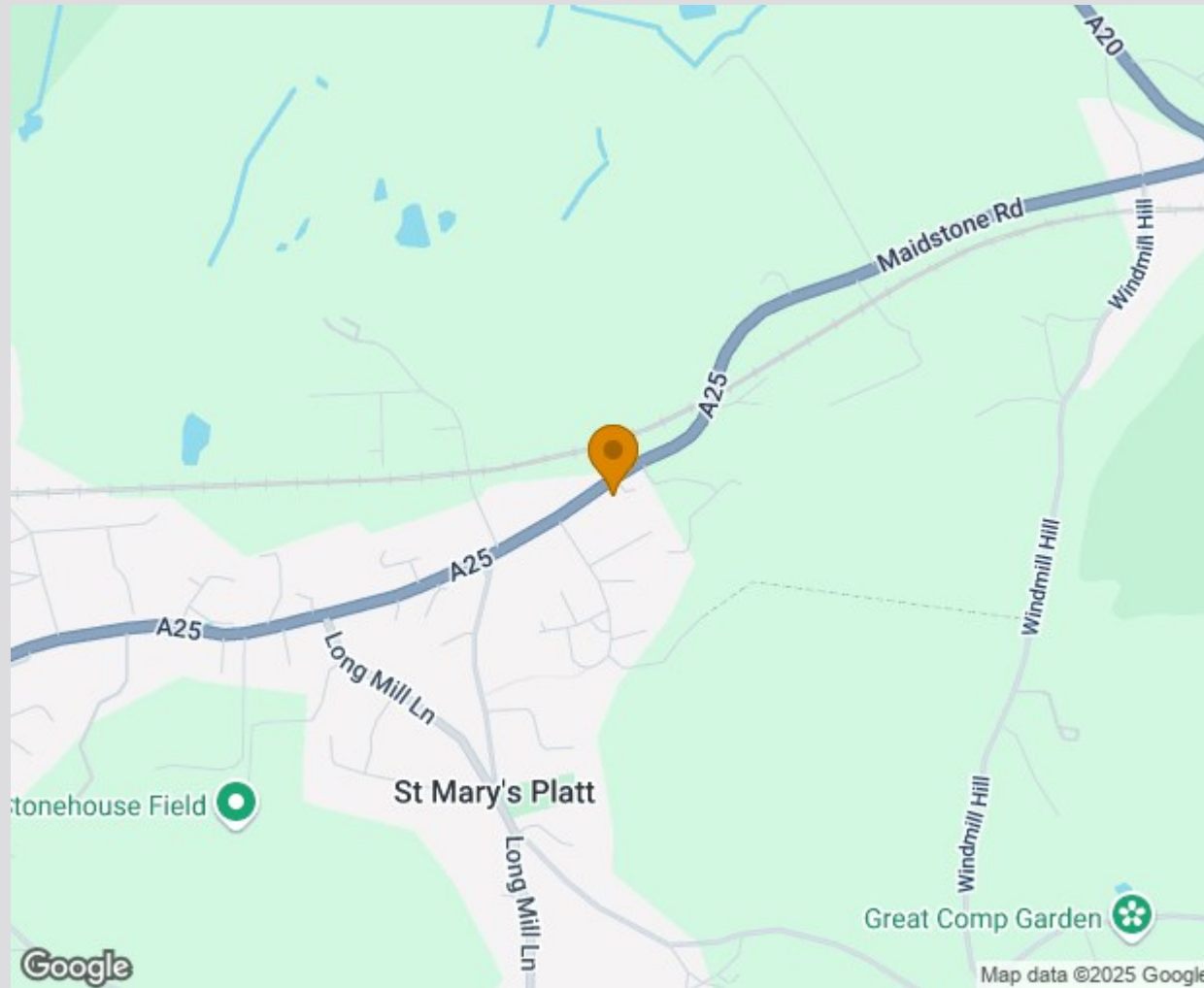




## Location Map

Tenure: Freehold

Council tax band: C



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[www.khp.me](http://www.khp.me)



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