



LANG TOWN
& COUNTRY

2 South View, Elburton, Plymouth, Devon, PL9 8PS



Guide Price £340,000

Nestled in the heart of Elburton, this generous three-bedroom semi-detached house offers a perfect blend of comfort and style.

When you enter, you are greeted by a spacious entrance hallway that leads into a bright dual-aspect dining room, creating a warm and inviting space for family gatherings. Double doors open into a bay-fronted lounge, perfect for relaxing evenings. The well-appointed kitchen features a variety of wall and base units, providing ample storage and functionality. Additional conveniences include a utility room and a modern downstairs shower room. A versatile games room, previously utilized as a self-contained annexe, adds even more potential to this lovely home.

Upstairs, you'll find three bedrooms—two spacious doubles and a single. The master bedroom is enhanced by fitted wardrobes, ensuring plenty of storage. These bedrooms are serviced by a bathroom suite, complete with a bath, wash hand basin, and W.C.

Externally, the property boasts off-road parking to the side, ensuring convenience. The front garden is a delight, featuring a south-facing enclosed space with an AstroTurf lawn and vibrant flower borders.

This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and the vibrant city centre of Plymouth. Recreational facilities can be found close by to include Horsham Playing Fields and the stunning coastal walks that can be found at Wembury and Heybook Bay.

This charming home offers a wonderful opportunity for families and individuals alike.



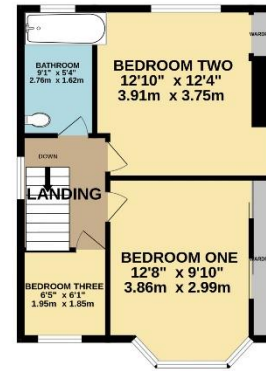
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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