



LANG TOWN  
& COUNTRY

9 Langdon Court, Elburton, Plymouth, PL9 8UH



# Price £290,000

Lang Town & Country are proud to present this extremely well presented, extended mid terraced family home situated in a cul-de-sac in the popular location of Elburton and close to excellent schooling.

The property comprises on the ground floor of an entrance porch, downstairs WC, sitting room and a well-presented kitchen/diner. The kitchen/diner has a range of modern wall and base units with fitted oven, hob, extractor over and French door providing access to the rear of the property.

On the first floor there are three bedrooms and a family bathroom. Stairs then rise to the second floor where you have a large bedroom room with Velux windows.

Externally there is a double garage to the rear and to the front you have enclosed lawned garden. Garage - 4.93m x 5.94m (16'2 x 19'6).

A viewing of this property is essential to appreciate the property and location on offer.

Elburton is a very well-regarded location and has a wide array of amenities which include a primary school, post office, cooperative store, butchers, bakers, hairdresser, barbers, public houses and restaurants. Some two miles from the property there is the tranquil picturesque coastline of the South Hams which include Wembury and Bovisand beaches and some five miles from the property is the vibrant Plymouth City Centre. Further recreational facilities can be found at Staddon Heights Golf Course and the Mount Batten Water Sports Centre. Regular transport links provide access to Plymouth and Plymouth City Centre and from Mount Batten there is a water taxi service giving access to the historic Barbican waterfront.

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

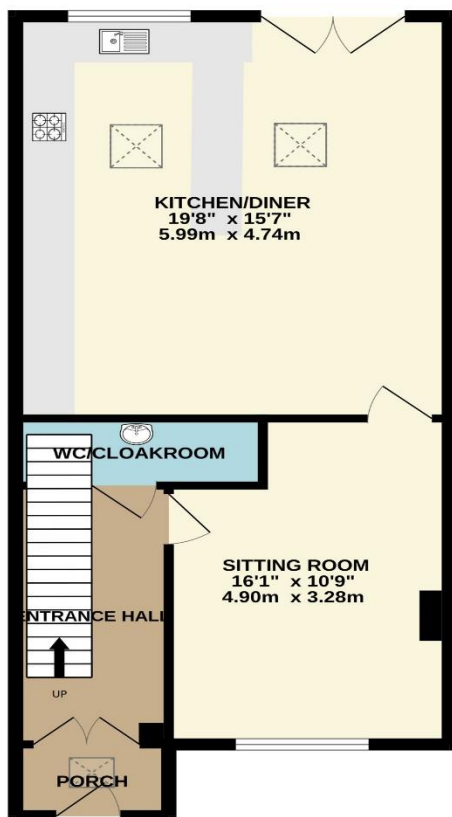
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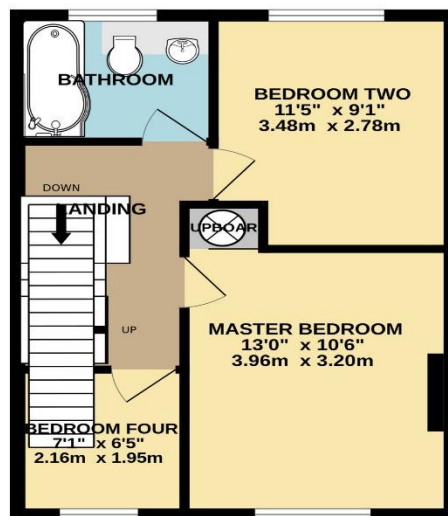




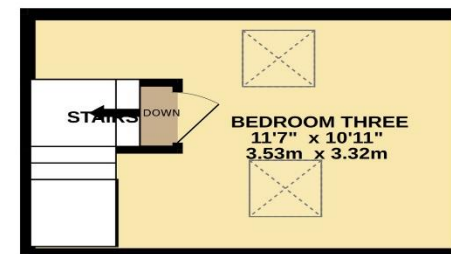
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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