



123 Plymstock Road, Oreston , Plymouth, Devon, PL9 7PH



# Price £485,000



Lang Town & Country are pleased to present this beautifully presented, extended 3-bedroom, bay-fronted semi-detached family home located in the desirable coastal village of Oreston. Boasting a spacious and versatile layout, this charming property offers a perfect blend of modern living with classic appeal.

The property features a generous dual aspect bay fronted living room, with original feature fireplace with a multi fuel burner. There is a separate, dual aspect dining room with feature fireplace and is flooded with natural light, with French doors and Juliet balcony overlooking the south facing rear garden. The extended kitchen breakfast room provides a fantastic space for family meals and entertaining, leading out onto a beautifully maintained, south-facing garden—ideal for enjoying the sunshine throughout the day. There is a modern luxury shower room and separate wc.

Upstairs, you'll find three well-proportioned bedrooms with a fantastic size master suite. The luxury family bathroom suite comprises of a walk-in double shower, bath, WC and wash hand basin and is equipped with modern fixtures, completing the family-friendly layout. Bedroom one and two have the original feature fireplace.

To the front of the property there is a large driveway providing off-road parking for multiple vehicles and a garage for further storage or parking.

The rear south facing garden has a composite decked seating area with step leading to the lawned garden, there is a further BBQ seating area for entertaining family & friends whilst also providing a safe environment for children to play.

The property has been extended and had an extensive program of refurbishment over that last few years and a viewing is essential to appreciate the property and location on offer.

Transport links provide access to Plymstock and Plymouth city centre. A short distance from the property is the Broadway shopping centre where there are an array of shops and supermarkets.

Oreston is a former fishing village on the Southern banks of the Cattewater. There are an array of amenities and recreational facilities to suit the general public. The picturesque coastal location provides moorings for boating enthusiasts and the use of a free public slipway. The village is served by a corner shop "Quay News" and has a well regarded public house and restaurant "The Kings Arms". Over recent years the local primary school has gained academy status and has been consistently ranked as one of Plymouth's best primary schools.

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



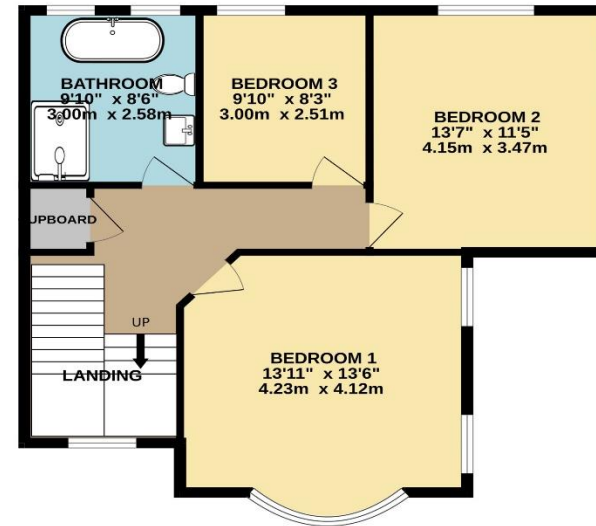




GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Lang Town & Country  
6 The Broadway  
Plymstock  
Plymouth  
PL9 7AU  
Tel: 01752 456000  
Email: [plymstockoffice@langtownandcountry.com](mailto:plymstockoffice@langtownandcountry.com)

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