



## Asking Price £285,000

Situated in the popular coastal village of Oreston within walking distance to the popular Oreston primary school is this beautifully presented three bedroom family home. The property has undergone a program of refurbishment in recent years but still retains many character features. This fabulous period family home comprises on the ground floor of an entrance hall, a generous sized lounge with a feature fireplace opening through to dining room, an extended modern fitted kitchen with newly installed sky lights and benefits from a range of integral appliances including washing machine and dishwasher. On the first floor there are three bedrooms and a beautiful and recently refurbished wet room. Externally there is a low maintenance front garden and to the rear of the property you have an enclosed mature private rear garden with patio seating area. Steps lead up to a lawned garden where you have a variety of shrubs and shed. There is pedestrian access to a rear service lane. Situated in the picturesque coastal village of Oreston this family home is located close to village amenities as well as being a short distance away from Morrison's Superstore. The picturesque coastal location provides moorings for boating enthusiasts and the use of a free public slipway. Transport links provide access to the Broadway Shopping Centre and the vibrant city centre of Plymouth. Stunning walks can be enjoyed through Radford Park and also the South West coastal path which connects you to Jennycliff, Bovisand and the Mount Batten. This beautifully presented property has a host of benefits to suit any growing family and should be viewed at the earliest opportunity to appreciate the quality of accommodation on offer.

## Thornville Terrace, Plymstock, PL9 7LG

### Accommodation Comprises

Entrance Hall

Lounge 4.06m (13'4") x 3.33m (10'11")

Dining Room 5.06m (16'7") Into Recess x 3.3m (10'10")

Kitchen 5.06m (16'7") x 2.39m (7'10")

### First Floor Landing

Loft access via wooden loft ladder leading to fully boarded loft with velux window

Bedroom One 3.71m (12'2") x 2.86m (9'5")

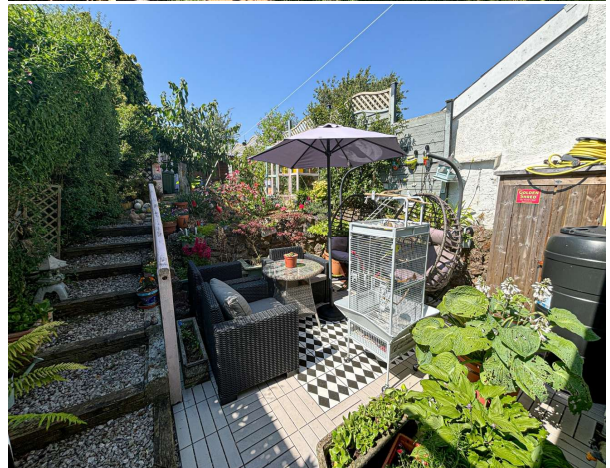
Bedroom Two 2.94m (9'8") x 2.81m (9'3")

Bedroom Three 2.63m (8'8") x 2.1m (6'11")

Wet Room

### Viewing Arrangements

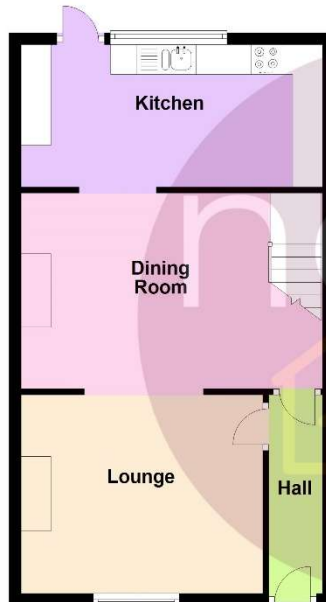
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		74
(29-34) <b>E</b>	48	
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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.  
Plan produced using PlanUp.

