



# Falcon

01752 600444

## 38 Lake View Close

Tamerton Foliot, Plymouth, PL5 4LX

Guide Price £210,000 - £220,000





## In Brief

**A gorgeous 2 bedroomed home with a fabulous garden, driveway and GARAGE**

**Reception Rooms** Large living room

**Bedrooms** 2 good sized bedrooms

**Heating** Gas central heating

**Area** 831 sq ft

**Tenure** Freehold

**Parking** Driveway parking plus garage.

**Council Tax** B

## Description

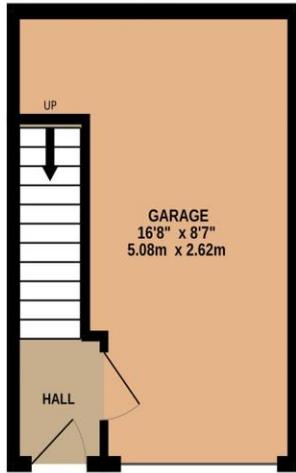
Located in this really lovely residential area is this beautifully presented 2 bedroomed terraced home that has been with the current owners for around 10 years. During their ownership the roof has been recovered along with replacing the kitchen, bathroom, windows, front door, new garage door and garden landscaping to name but a few improvements! Off the entrance hall you have a door into the garage and the stairs lead to the first floor. The living room is a really good size and the kitchen / diner to rear is a lovely bright and sunny room. The kitchen is well fitted with a good range of units that includes an oven and hob. A door leads to the garden. Off the first floor landing there are two good sized bedrooms with the front bedroom having fitted wardrobes and a lovely open outlook. The bathroom has been refitted with a stylish contemporary suite with a mixer shower over the bath. The property comes with gas central heating and upvc double glazing. Outside to the rear the garden has been stylishly landscaped to create two areas of patio and all being fenced in with modern wood panel fencing. There is a path to the rear that leads out and around the side of the house. This really is an exceptional house that comes with a driveway and an integral garage.

**Need A Mortgage?**

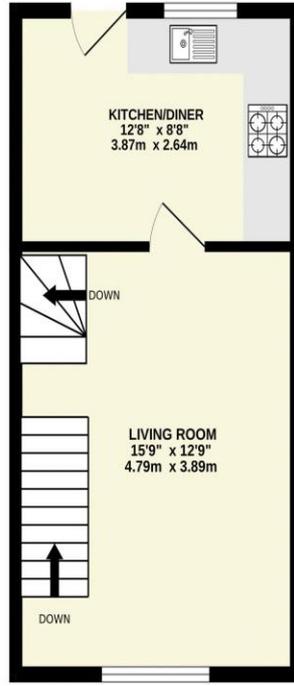
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# Floor Plans

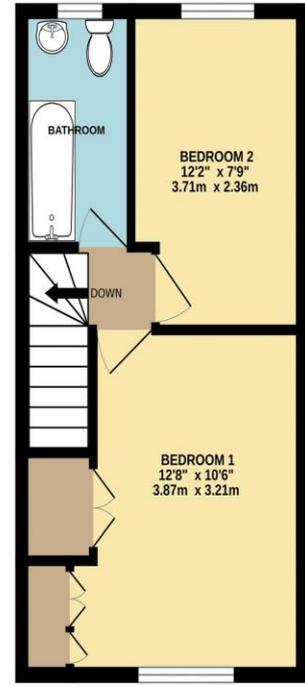
GROUND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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