

**Falcon**

01752 600444

## 316 Bodmin Road

Whitleigh, Plymouth, PL5 4AX

Guide Price £200,000 - £210,000



## In Brief

### Mid terraced Family home

**Reception Rooms** 2 receptions

**Bedrooms** 3 Bedrooms

**Heating** Gas central heating

**Tenure** Freehold

**Parking** On street parking

**Council Tax** A

## Description

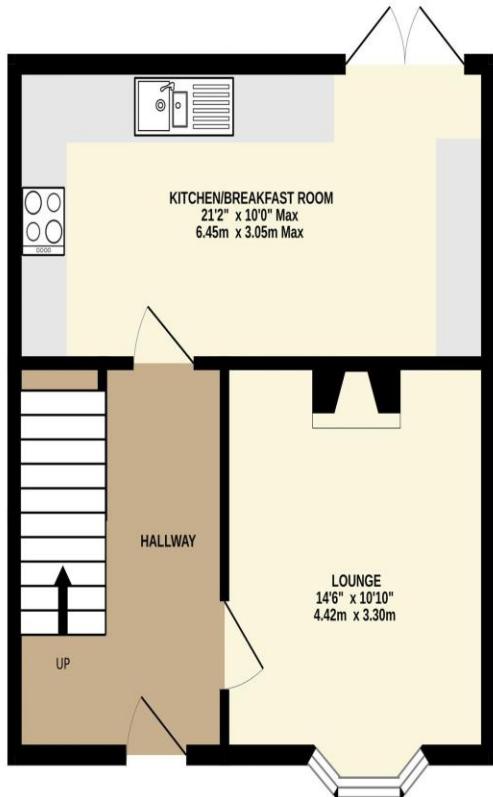
Situated in the sought-after Whitleigh location, this spacious Mid-terrace ex-local authority home offers well-proportioned accommodation and excellent access to local amenities. The property is conveniently positioned close to schools, shops, and transport links, with easy access to the A38 and the hospital to the north of the city. The home has remained within the same family for over 50 years and has benefited from recent upgrades, including a newly fitted kitchen and a modern boiler, solar panels enhancing both comfort and efficiency. The ground floor comprises a welcoming living room and a generous kitchen/dining room, providing an ideal space for family living and entertaining. To the rear, the property enjoys a substantial approximately 60ft garden ideal for families and garden enthusiasts. On the first floor, the accommodation includes three bedrooms, a separate WC, and a family bathroom. Offered to the market with no onward chain, this property presents an excellent opportunity for a wide range of buyers.

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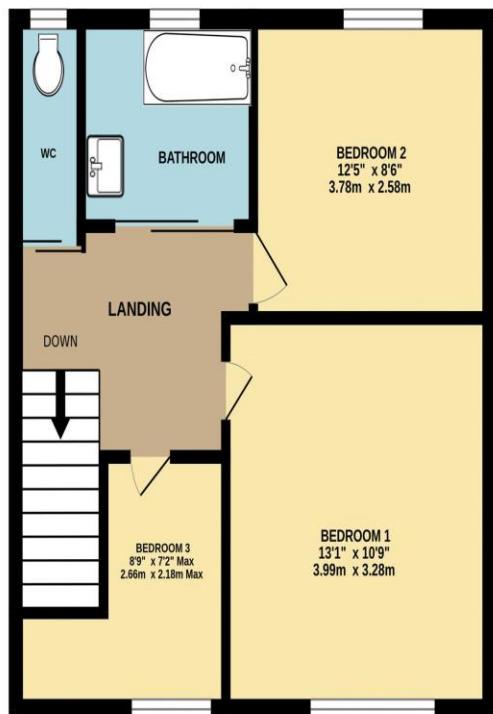
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## Floor Plans

GROUND FLOOR



1ST FLOOR



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