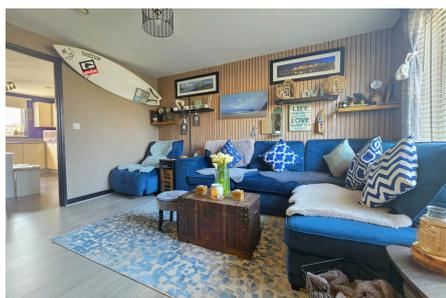


**9 Morwellham Close,**

Guide Price £210,000

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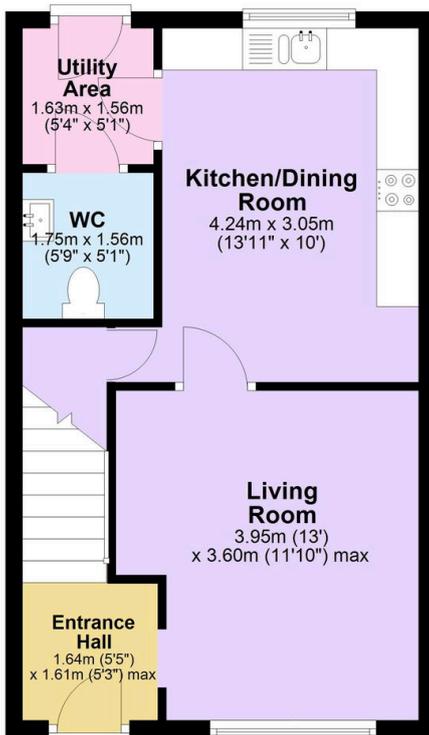
Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. To the right, a well-proportioned living room provides a comfortable and inviting space, flowing into a modern kitchen/diner. The ground floor is further enhanced by a practical porch area and a downstairs WC. Upstairs, the property continues to impress with two double bedrooms, the master bedroom benefits from built-in wardrobes, while the second bedroom enjoys far-reaching views. A modern, generously sized bathroom serves both rooms. Externally, the property occupies the largest plot on the road, offering a beautifully private, south-facing garden that includes a patio, a raised decked seating area, perfect for enjoying stunning sunsets and a lawn. The property also provides parking for two to three vehicles.

## Key Features

- Freehold - Council Tax Band B - EPC C - Service Charge £39pcm
- Far-reaching views over the River Tamar
- Generous living room flowing into a modern kitchen/diner
- Off-road parking for 2-3 vehicles
- Close to local amenities, walks, bus stops, schools
- Spacious two-bedroom home with three-bedroom potential
- Large, private south-facing garden with patio, decking & lawn
- Useful utility/porch area, downstairs WC, and ample storage
- Owned solar panels
- Quote BH0675 to book your viewing today!

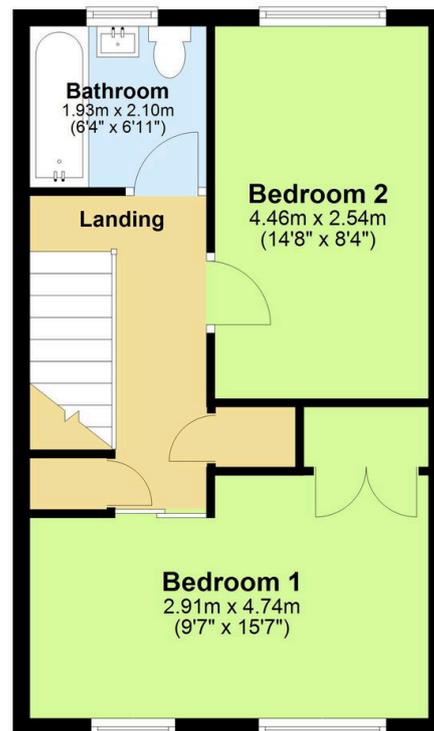
### Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 81.1 sq. metres (872.5 sq. feet)