



21 Holcombe Drive, Goosewell, Plymouth, Devon, PL9 9JD

Guide Price £310,000



Available to the market for the first time since it over 40 years is this lovely three-bedroom semi-detached family home located on a generous size corner plot. Nestled in a quiet residential cul-de-sac in close proximity to both well regarded primary and secondary schools, local shops, and the South Hams Countryside Holcombe Drive makes the perfect family home.

The property comprises; entrance hall with stairs leading to the first floor and access to the ground floor. On the ground floor there is a lounge, separate dining room, garden room and a modern fitted kitchen.

On the first floor there are three bedrooms, all of which have fitted cupboards. There is a four-piece bathroom suite with wash hand basin, WC, bath and shower cubicle.

To the front and the side of the property there is a garden laid to lawn with conifer trees. The plot offers potential to extend should a purchasers wish to do so, subject to the necessary consent and planning approval. To the rear you have a driveway that provides parking and access to the garage. There is an enclosed garden with patio seating area, perfect for entertaining family and friends.

This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre, Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the Southwest coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams



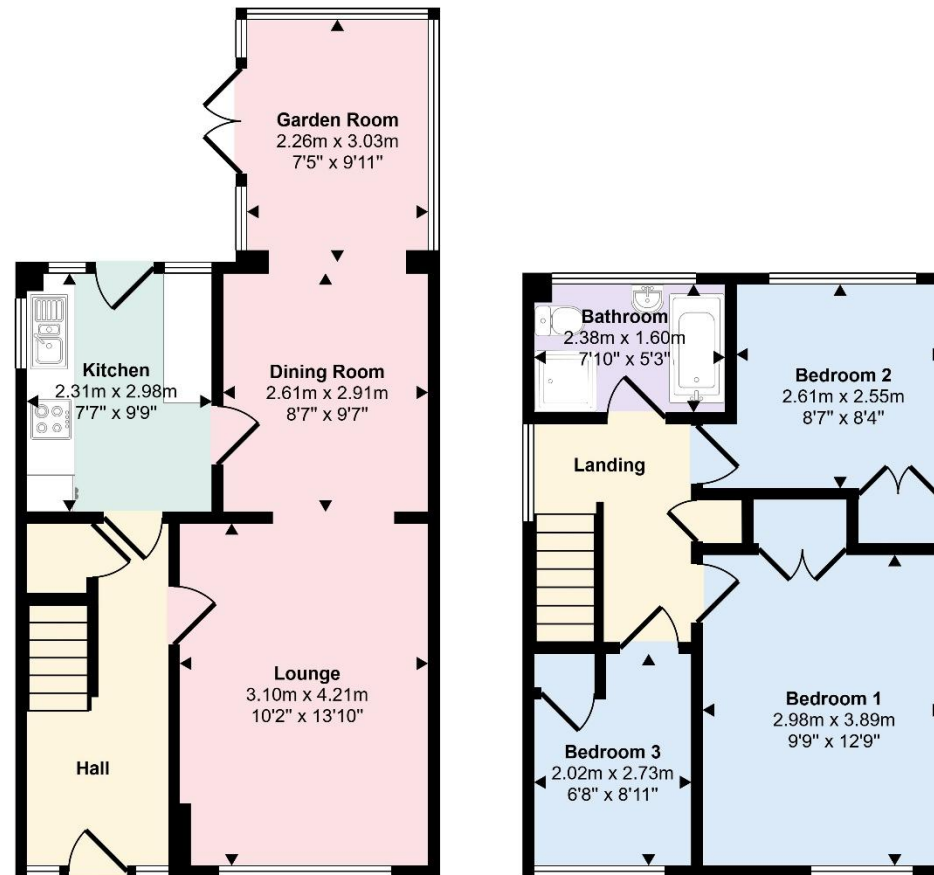
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o view this property call Lang Town & Country Estate Agents on 01752 456000.

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Approx Gross Internal Area
82 sq m / 880 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft

First Floor
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.