



19 Marina Road, West Park, Plymouth, PL5 2NP



Price £220,000

Semi detached bungalow in the popular West Park area of Plymouth. Requiring a programme of modernisation, the property offers buyers the chance to create a home tailored to their own taste and requirements.

On entering the property, a welcoming hallway provides access to the principal living accommodation. The lounge is a good-sized reception room with plenty of scope for modernisation and offers access towards the rear of the property. The separate dining room provides an additional versatile reception space which could suit a variety of uses, subject to any necessary consents. To the rear is the kitchen, with access to the useful garden room, creating an excellent opportunity for buyers looking to improve and reconfigure the living space. There are two bedrooms, including a particularly well-proportioned main bedroom, together with a shower room.

One of the property's key features is the provision of off-road parking, with a private driveway leading to a detached/separate garage, ideal for secure parking, storage or workshop use. The property also benefits from front and rear gardens, providing valuable outdoor space and considerable potential for landscaping and improvement.

Marina Road is situated within West Park, in the north-western part of Plymouth, within the Honicknowle area. The neighbourhood benefits from a range of everyday amenities, with local shops and convenience stores available nearby. Public transport is also well catered for, with several bus stops located within a short distance of the property.

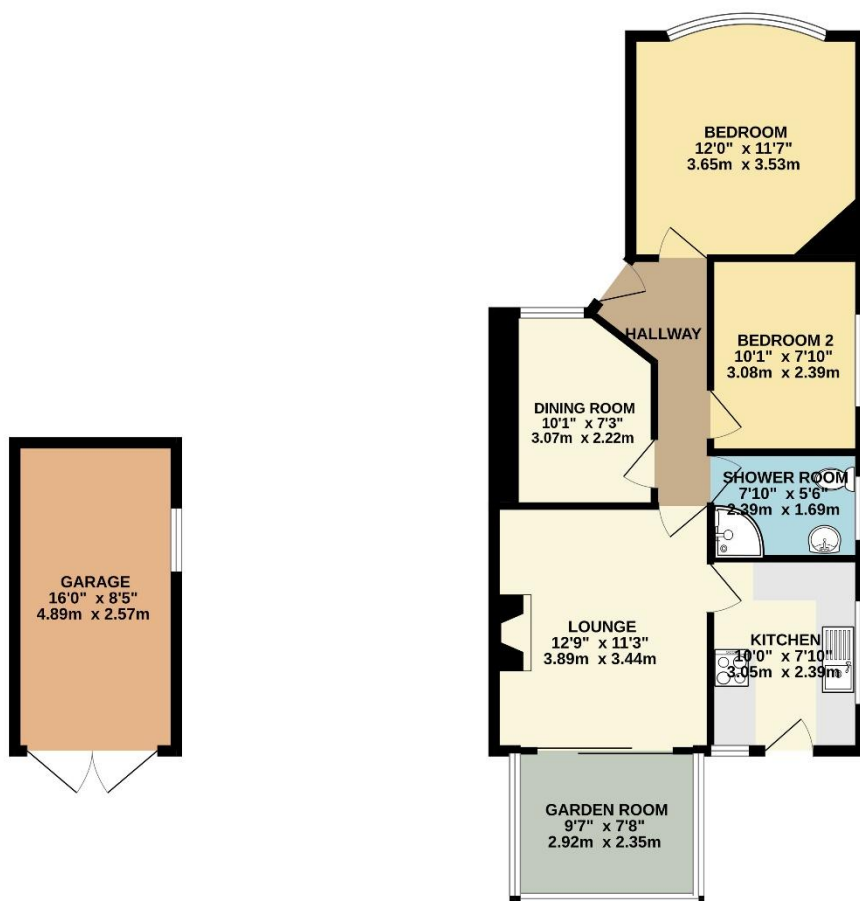
There is a good selection of schools within the surrounding area, including Knowle Primary School, St Budeaux CE Primary Academy and Marine Academy Plymouth, making the location appealing to families. For shopping and leisure, Plymouth city centre is readily accessible, offering a wide range of shops, restaurants, cafés and entertainment facilities, while the wider city provides access to an excellent selection of parks, recreational facilities and the beautiful Devon coastline.

To view this property call Lang Town & Country Estate Agents on **01752 256000**

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TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.
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