



## Asking Price £220,000

Situated in a popular residential area, this beautifully refurbished three-bedroom end-terraced home offers stylish, modern living and is ideal for first-time buyers or families looking for a property they can move straight into. The ground floor is thoughtfully laid out, beginning with a welcoming entrance hall and a newly fitted shower room, a rare and highly desirable feature. To the rear, the property boasts a stunning refitted kitchen complete with integrated appliances, alongside a spacious lounge/dining room that opens directly onto the garden, creating a perfect space for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. The entire property has been refurbished and decorated throughout, with modern fittings, tasteful décor and a light, airy feel in every room. Further benefits include uPVC double glazing, gas central heating, an enclosed rear garden and on-street parking. Conveniently located for local schools, amenities and transport links, this is a superb opportunity to purchase a turnkey home in a sought-after area. Early viewing is highly recommended.

## Kings Tamerton Road, Kings Tamerton, PL5 2BP

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the front, obscure double glazed window to the front and side, double radiator, coving to ceiling, stairs rising to the first floor landing with space and plumbing for automatic washing machine underneath, door to:

#### Lounge/Dining Room

**6.50m (21` 4") x 3.17m (10` 5")**

UPVC double window to the front, radiator, coving to ceiling, uPVC double glazed sliding patio doors opening onto the rear garden, wall mounted combination boiler which supplies the domestic hot water and central heating system, sliding door to:

#### Kitchen

**3.19m (10` 6") x 2.69m (8` 10")**

Fitted with a matching range of base and eye level units with worktop space over with acrylic sink unit with single drainer, built-in integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob, built-in microwave, uPVC double glazed window to the rear, uPVC double glazed door to the rear garden.

#### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin with base cupboard and low-level WC, uPVC obscure double glazed window to the front, heated towel rail, coving to ceiling.

### First Floor

#### Bedroom 1

**3.19m (10` 6") x 3.29m (10` 10`)**

UPVC double glazed window to the rear, built in wardrobes with mirrored sliding doors, double radiator, coving to ceiling, access to loft space.

#### Bedroom 2

**4.13m (13` 7") x 2.80m (9` 2")**

UPVC double glazed window to the rear, double radiator.

#### Bedroom 3

**2.80m (9` 2") x 2.39m (7` 10")**

UPVC double glazed window to the front, double radiator, coving to ceiling.

#### Bathroom

Recently refitted with three piece suite comprising panelled bath with fitted power shower above and glass screen, wash hand basin with drawers and low-level WC, uPVC obscure double glazed window to the front, heated towel rail, over stairs storage cupboard.

### Outside

#### Front

At the front of the property there is a lawned area with a path leading to the main entrance of the property.

#### Rear

At the rear of the property there lies an enclosed southwest facing garden with a paved patio area, outside concrete storage/utility area and a courtesy gate.

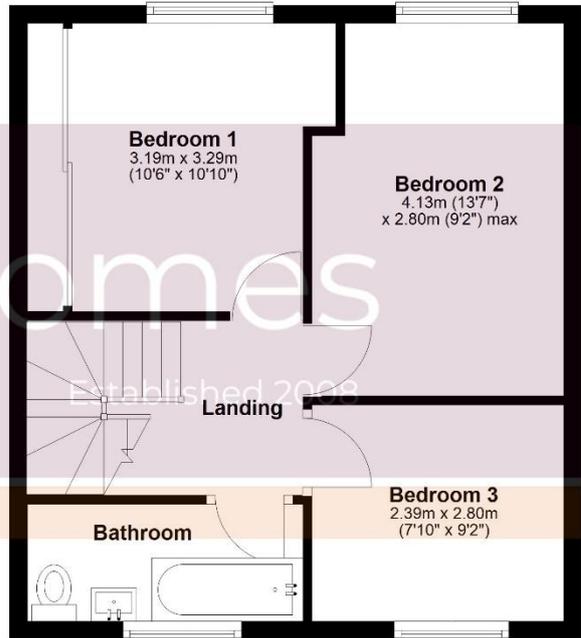




## Ground Floor



## First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

