



22 Ker Street, Devonport, Plymouth, Devon, PL1 4GE



Price £250,000



Surprisingly spacious and beautifully presented, this modern three-storey home offers flexible accommodation ideal for first-time buyers, growing families or investors. Situated in a popular residential location close to local amenities, the Dockyard, Brickfields and excellent transport links, the property combines contemporary living with practical design.

The accommodation begins with a welcoming entrance hall featuring a useful storage cupboard and staircase to the upper floors. To the front of the property is the impressive 30ft open-plan kitchen, dining and family room, creating a superb social space for everyday living and entertaining. The stylish high-gloss kitchen is fitted with a range of matching wall and base units, complemented by integrated appliances including a double electric oven, four-ring gas hob with extractor hood, washing machine and fridge/freezer. A designated dining area provides the perfect transition into the versatile family room, where French doors open directly onto the rear garden. A convenient ground floor cloakroom completes this level.



The first floor offers an attractive L-shaped living room, flooded with natural light from a large front-facing window, alongside a generous double third bedroom overlooking the garden. A contemporary family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

On the second floor, the impressive principal bedroom enjoys a vaulted ceiling and full-height picture window, creating a bright and airy retreat. It also benefits from a modern en-suite shower room. A further spacious double bedroom overlooks the rear garden, while a useful airing cupboard provides additional storage.

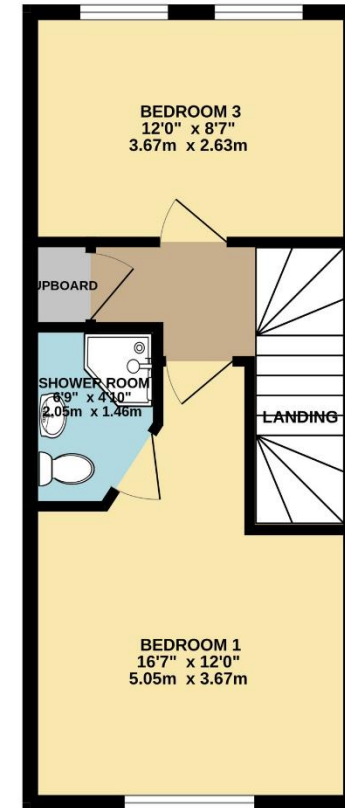
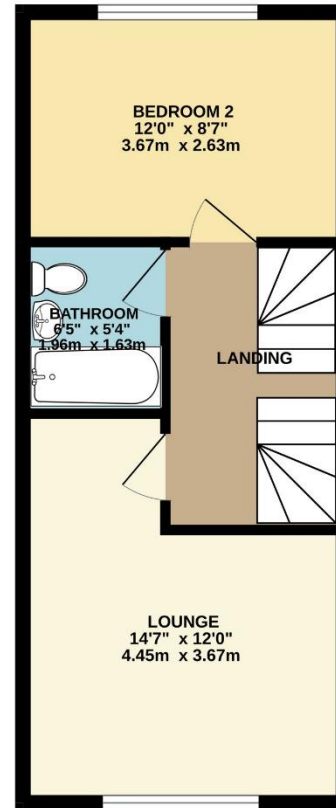
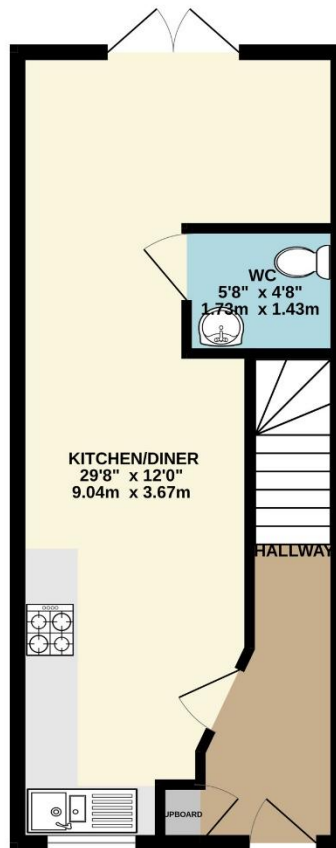
Further benefits include gas central heating and double glazing throughout.

Outside, the property enjoys allocated parking for one vehicle to the front. The enclosed rear garden has been designed over two levels with an attractive patio, offering an ideal setting for al fresco dining, entertaining or simply relaxing.

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

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TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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