



LANG TOWN
& COUNTRY

99 Yellowmead Road, North Prospect, Plymouth, Devon, PL2 2QE



Offers Over £200,000

Welcome to Yellowmead Road, a beautifully presented two-bedroom home offering stylish and comfortable modern living, complemented by off-road parking for two cars and a thoughtfully landscaped rear garden.

Upon entering, you are welcomed into a bright and inviting entrance hall, with stairs rising to the first floor and access into the lounge. The well-proportioned lounge features a front-facing window, allowing plenty of natural light to fill the room, while a door leads through to the kitchen diner.

The kitchen diner is both stylish and practical, fitted with a range of wall and base units with work surfaces over, attractive tiled splashbacks and a stainless-steel sink and drainer. Integrated appliances include an oven, gas hob and extractor hood, with space provided for a dishwasher and additional appliances. A rear-facing window overlooks the garden, creating a pleasant and light-filled dining space. The combi boiler is neatly concealed within a unit, while a useful storage cupboard and access to the downstairs cloakroom add further practicality. The cloakroom also benefits from plumbing for a washing machine.

To the first floor are two generous double bedrooms and a well-appointed family bathroom. Bedroom one is positioned to the front of the property and benefits from two windows, creating a bright and airy feel, as well as a large built-in storage cupboard. Bedroom two enjoys a peaceful rear aspect with views over the garden.

The family bathroom is fitted with a panelled bath with mains-fed shower over, low-level WC and vanity wash hand basin with useful storage beneath, together with an extractor.

Outside, the rear garden provides an excellent space for relaxing and entertaining. There is a spacious patio area, a lawn offering potential for planting and landscaping, and a useful shed complete with solar lighting. The garden is fully enclosed by fencing, providing privacy and security.

To the front, the property benefits from off-road parking for two cars with an EV charger, while further energy-efficient features include solar panels.

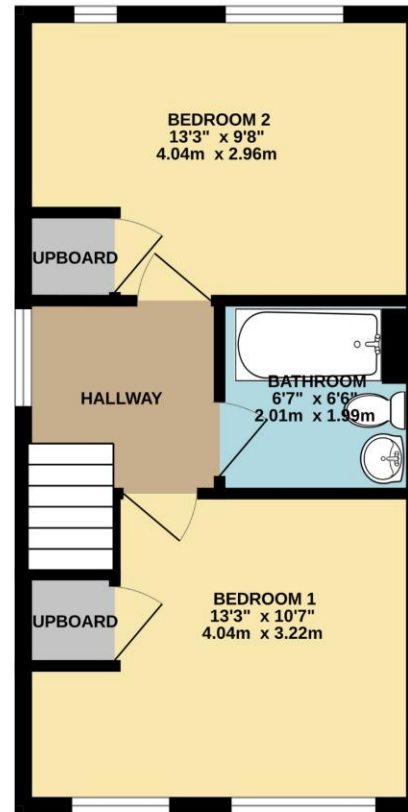
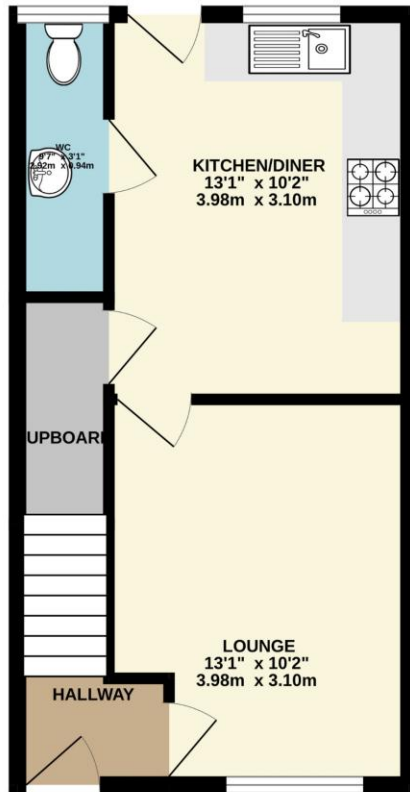
Overall, Yellowmead Road offers a well-maintained and thoughtfully designed home, combining comfortable accommodation with practical features and attractive outdoor space. An excellent opportunity for those seeking a modern two-bedroom property in a desirable location.

Agent note: There is an annual estate charge of approx £150 PA for community hub and grounds maintenance.

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







TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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