



46 Colwill Road, Mainstone, Plymouth, Devon, PL6 8RP



Guide Price £235,000



Positioned in a sought-after location opposite a peaceful green, this spacious and versatile semi-detached home offers well-balanced accommodation, ideal for modern family living. Set within a popular residential area, the property is conveniently located close to Derriford Hospital and within easy reach of the picturesque Plymbridge Woods, perfect for dog walking and enjoying the outdoors.

The accommodation comprises a welcoming entrance hallway, a ground floor cloakroom, a generous living room, and a versatile fourth bedroom/study, perfect for home working or guests. At the heart of the home is a stunning, newly installed kitchen, fitted with a range of contemporary base and wall units, matching work surfaces, and integrated appliances offering both style and practicality.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families of all sizes.

Externally, the home features a front garden with side access leading to a well-maintained enclosed rear garden, which includes a secluded patio area, ideal for relaxing or entertaining, and steps leading up to a walled garden space. This also provides access to a garage and additional off-road parking.

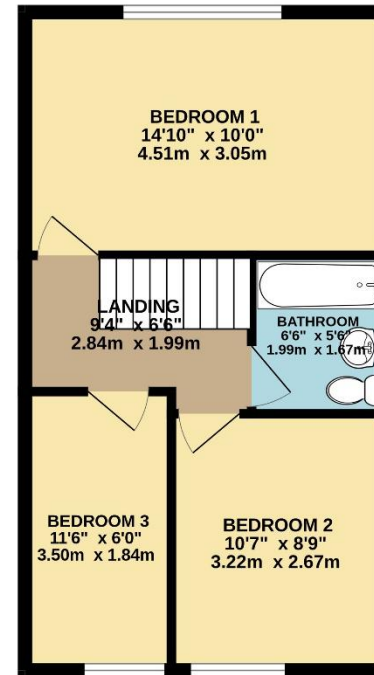
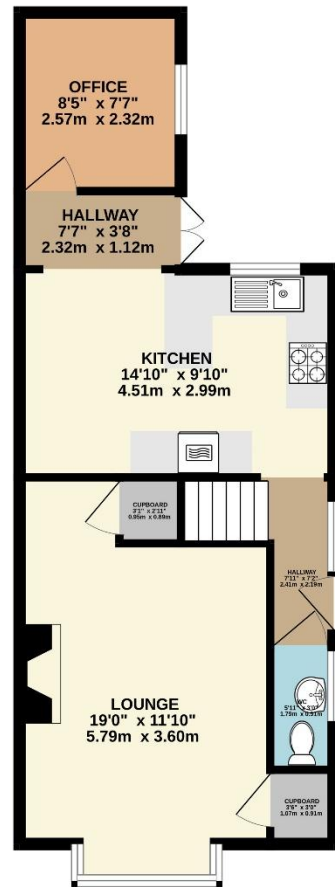
The property has been well maintained over the years and offers excellent potential, though it would benefit from some cosmetic refreshment, allowing the new owner to add their own personal touch.

Early viewing is highly recommended to appreciate the location, layout, and potential this lovely home has to offer.



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





TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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