



19 Brandon Road, Laira, Plymouth, Devon, PL3 6AT



Price £170,000

This charming two-bedroom cottage style home is thoughtfully arranged over two floors and enjoys an enviable elevated position, capturing stunning views across the River Plym, Saltram National Trust parkland, and far-reaching vistas towards Dartmoor.

Upon entering the property, a welcoming hallway leads through to a spacious lounge/diner where there is a wood burner perfect for cosy evenings, offering a versatile living and entertaining space with plenty of natural light. To the rear, the kitchen is well-proportioned with ample wall and base units along with worktop space, with direct access to the outside—ideal for everyday convenience.

Upstairs, the first floor comprises two comfortable bedrooms. The principal bedroom is generously sized, while the second bedroom provides an ideal guest room, nursery, or home office. A family bathroom and central landing complete the upper level. The property has access to a partially bordered loft space which could be converted subject to planning permission.

Externally, the property truly shines. To the front, there is an extensive garden facing South laid mainly to lawn, bordered by established hedges and shrubs, creating a private and peaceful setting. This generous outdoor space offers excellent potential for summer entertaining, gardening, or simply enjoying the surrounding views. To the rear, a low-maintenance courtyard garden provides a more intimate outdoor retreat.

On-street parking is available, adding to the practicality of this appealing home.

Combining well-balanced accommodation with exceptional views and sunny outdoor space, this property presents a wonderful opportunity for any first time buyers or investors in a sought-after location.

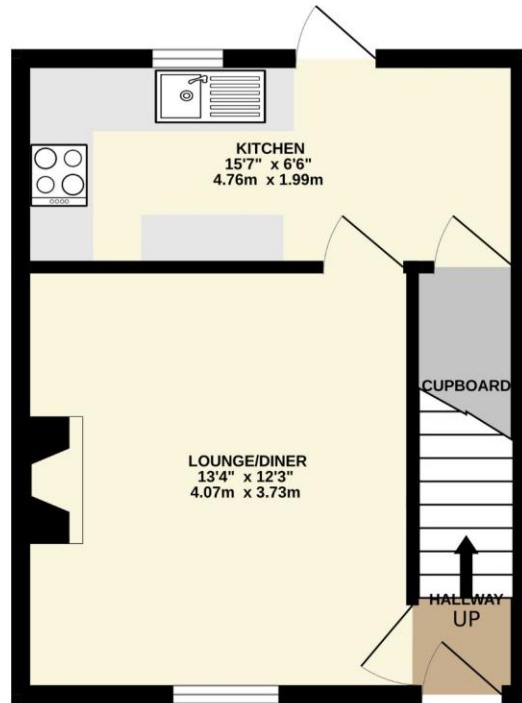
To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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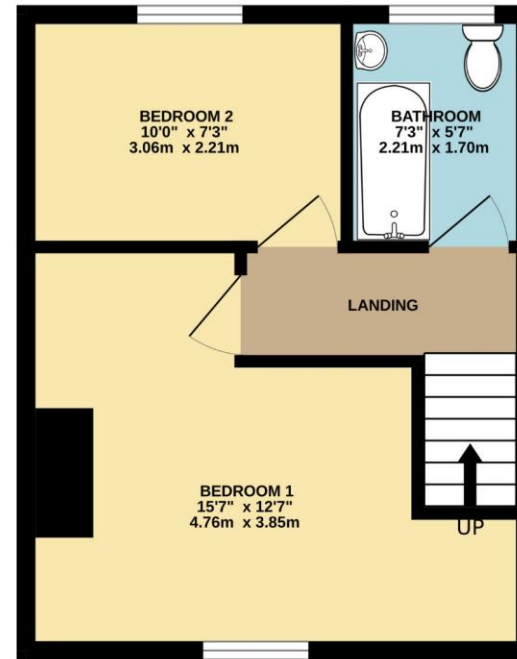




GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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