



# Guide Price £235,000

Set within the sought-after Holly Park location, this charming 3 bedroom semi-detached home offers a wonderful blend of comfortable living space, scenic surroundings, nearby good schooling and excellent connectivity.

Approaching the property via a set of steps and gravelled front garden, you are welcomed via a handy porch entrance that leads into a practical ground floor layout. The kitchen sits to the front of the home, thoughtfully arranged to maximise workspace and storage with space for kitchen appliances and integrated fridge/freezer and washing machine. Moving through, the property opens into a generous lounge—an inviting and versatile space ideal for both relaxing and entertaining. Beyond, a bright and airy sun room provides the perfect spot to unwind while enjoying views across the garden and beyond. From here, the outlook truly comes into its own, with wonderful views stretching towards the Tamar Estuary, creating a peaceful and ever-changing backdrop. To complete the ground floor is a convenient WC added to everyday practicality.

Upstairs, the first floor offers three bedrooms. The main bedroom is a well-proportioned double, complemented by a second comfortable bedroom and a third room that would suit use as a nursery, home office, or guest room. A modern family bathroom completes the accommodation on this level.

Further enhancing the appeal, the current owners have invested in privately owned solar panels, providing an efficient source of electricity for the home with a 6KW battery. During the sunnier months, excess energy can be sold back to the National Grid, offering both environmental benefits and the potential for additional income.

Externally the rear garden enjoys a westerly facing garden which is laid with artificial grass and purple slate making it a low maintenance, sunny space perfect for bbq's. There is a single garage located in a block across the road which would be perfect for additional storage or parking a vehicle.

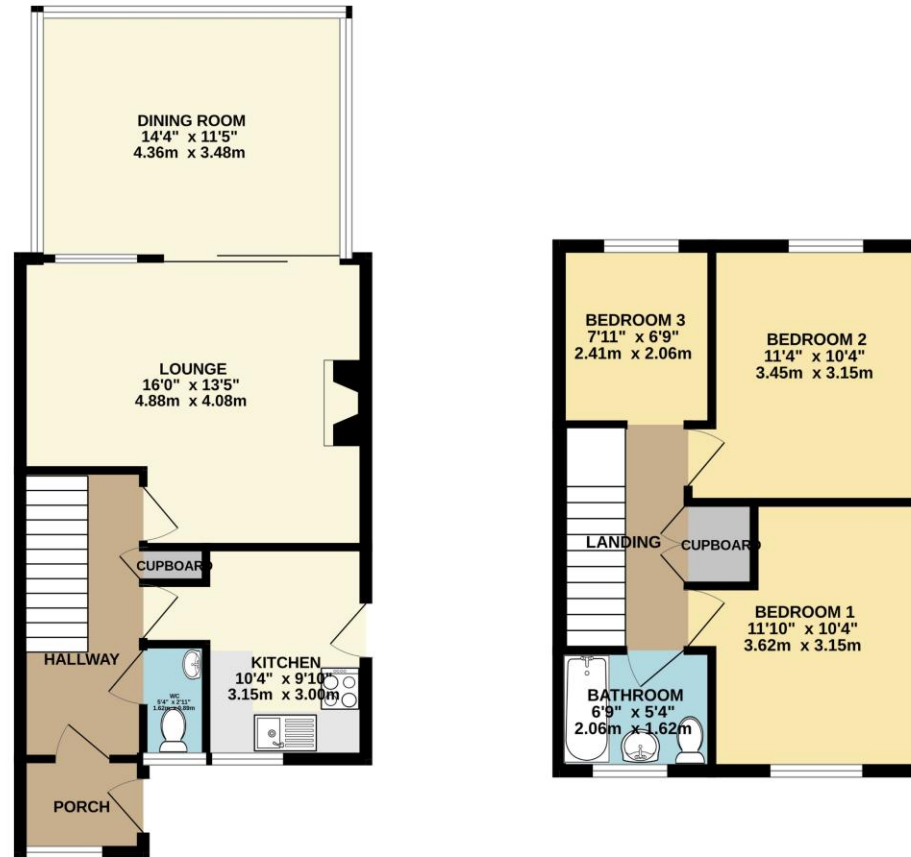
The location is a key highlight. Holly Park is well regarded for its proximity to beautiful natural surroundings, with a variety of nearby nature reserves, scenic walking routes, and dog walking areas right on your doorstep—perfect for those who enjoy the outdoors. Despite its tranquil setting, the property remains highly convenient, offering easy access to the A38, making commuting and travel straightforward.

This is a home that combines practical living space with a superb location being offered to the market with no onward chain, delightful views, and thoughtful energy efficiency—ideal for buyers seeking both comfort and connection to nature.

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







TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

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