



9 Ashburnham Road, West Park, Plymouth, Devon, PL5 2LR





**Price £250,000**

Lang Town and Country are delighted to offer this classic, semi-detached house, situated in a prime residential area, close to all local amenities, such as schools, local shops and within easy access of the A38 which links Devon to Cornwall via the Tamar Bridge.

The property has been well maintained over the years and would suit a growing family. The accommodation comprises, on the ground floor, a lounge with a bay window to the front and a communicating opening to the dining room with patio doors leading to the delightful sunroom. The spacious, fully fitted kitchen comprises a range of base units with laminate work surfaces and matching wall cupboards and a door to the sunroom. This light and airy room is a tranquil space where you can sit, relax, and overlook the garden. There is also a useful cloakroom on this level.

On the first floor there are three bedrooms, all with a range of fitted furniture. The shower room comprises a separate shower cubicle, vanity unit with cupboards below, W.C and part tiled walls.

The loft via a fold down ladder is fully boarded, carpeted, has a skylight window and ample storage in the eaves.

Externally the property has a front garden with a variety of shrubs and bushes and access to off street parking. There is a gate which leads to a narrow driveway and in turn to the garage. To the rear is the charming garden with two patio area, raised beds and borders with a variety of shrubs and bushes, lawned area and fenced and walled boundary.

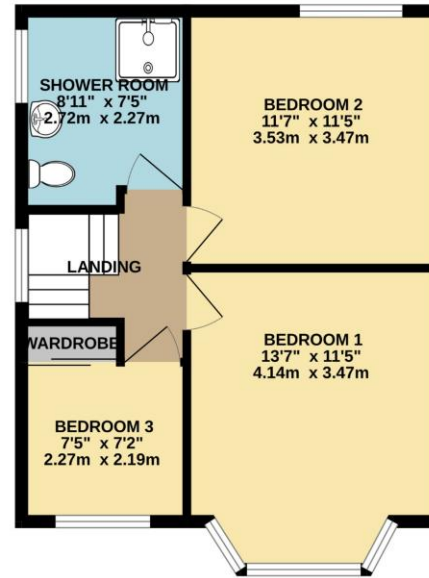
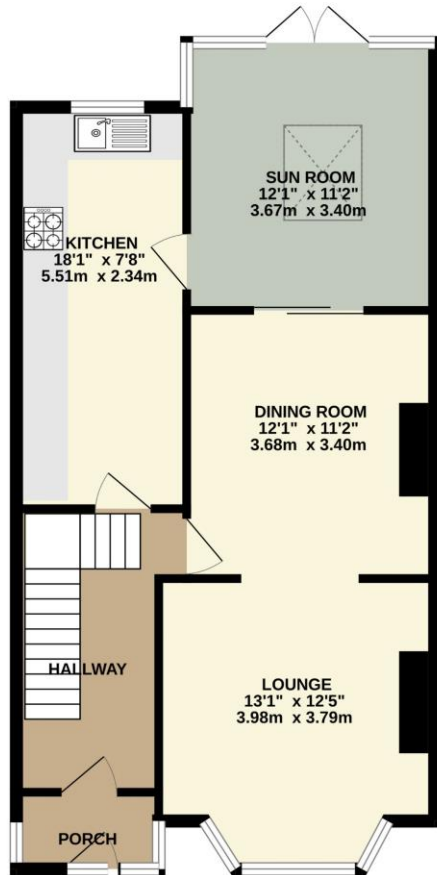
We would recommend an early viewing to appreciate this great family home.



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







TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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