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Larkham Lane, Plymouth, Devon, PL7 4PJ

Three Bedroom Semi Detached Stanbury Home

Well Presented Throughout

Enclosed Rear Garden

In Sought Location of Plympton

Close to Local Schools

Garage



Larkham Lane in Plympton has always been a sought-after location, with close proximity to great Primary and Secondary schools, walking distance to the Ridgeway shopping centre with local shops and cafes on offer and all within easy access to the A38 making it a great location for any commuter. Situated on Larkham Lane is this perfect family home with plenty of space, well presented throughout and with a lovely enclosed rear garden. This Stanbury built home has great curb appeal, a brick paved driveway gives us access to the entrance porch, a great space for storage. From here we access the entrance hall, which is spacious and light, giving a sense of space to the whole property, here there are understairs cupboards housing the boiler and offering further storage space. From the hallway we can enter the lounge/dining room, this space runs the width of the property and is the perfect room for socialising or family meals around the table. The lounge, to the front of the property benefits from a lovely large window which floods the room with natural light, the room is a great size and has a feature fireplace. The dining room to the rear has ample space for a large dining table and benefits from double doors leading to the garden and providing a great amount of natural light, this room is very well presented. From the hallway we can also access the modern fitted kitchen with plenty of space for appliances and worktop area for cooking, the current vendor informs me that other properties with the same layout have chosen to take down the wall in between the kitchen and the dining room to provide an open plan living room. There is a window to the side aspect and a door providing access to the rear garden. Stairs leads us to the first-floor landing, again this area feels light and spacious, from here we can access the three bedrooms and the family bathroom. The main bedroom to the front of the property is a good size double and is presented to a high standard, this room has built in wardrobes for storage and large windows give way to natural light. The second bedroom to the rear is another good size double and offers built in storage overlooking the rear garden and again is well presented. The third room is currently utilised as a beautiful dressing room with bold décor and built-in storage cupboard, this room could also be used as a bedroom with plenty of space for a bed or a home office. The family bathroom offers a four-piece modern white suite, this is a large room and has a window to the side aspect. Externally the property has a great deal to offer from the brick paved hard stand providing off road parking for two vehicles to the garage with power and lighting and finally to the beautiful enclosed rear garden, with a patio giving the perfect area for BBQs and socialising and the lawn with mature flowers and shrubs. This property has everything that a family could want, the perfect location and a house that is ready to move into and enjoy. Spacious living accommodation and storage solutions for all the equipment a family needs. A viewing is highly recommended.



ACCOMMODATION

Lounge 11' 11" x 10' 3" (3.63m x 3.12m)

Dining Room 12' 3" x 10' 5" (3.73m x 3.17m)

Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)

Bedroom One 0' 0" x 9' 10" (0.00m x 2.99m)
Plus Wardrobes

Bedroom Two 12' 2" x 11' 0" (3.71m x 3.35m)
At max

Bedroom Three 9' 2" x 6' 4" (2.79m x 1.93m)
At max

Entrance Hall

Landing

Energy performance certificate (EPC)

34, Larkham Lane PLYMOUTH PL7 4PJ	Energy rating C	Valid until: 8 September 2030 Certificate number: 0918-8001-7211-7920-0294
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Property type	Semi-detached house
Total floor area	88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

