


DC LANE

SELL • LET • MANAGE

Coombe Way, Plymouth, PL5 2HA

Offers Over £170,000 Freehold

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# Coombe Way

## Plymouth, PL5 2HA

Offers Over £170,000



- Modern Mid Terraced House
- Kings Tamerton Location
- Shower Room
- Allocated Parking
- Tastefully Presented
- Two Double Bedrooms
- Cul-de-sac
- Enclosed Rear Garden
- Ideal FTB/Buy To Let
- Council Tax Band B

DC Lane are delighted to present this well presented modern mid terraced home, ideally situated at the end of a cul-de-sac in the popular residential area of Kings Tamerton offering convenient access to the A38, local transport links and a range of nearby amenities.

The accommodation briefly comprises an entrance porch leading into a spacious lounge/diner tastefully decorated and zoned for living spaces. The kitchen with ample cabinets and a breakfast bar benefits from direct access to the rear garden, creating a practical connection between indoor and outdoor living. To the first floor, there are two well proportioned double bedrooms together with a contemporary shower room.

Externally, the property enjoys an enclosed, low maintenance rear garden arranged over tiered levels to create distinct areas for outdoor living with timber fencing providing privacy. Allocated parking is situated directly outside the front door, adding further everyday practicality.

Whether you are a first time buyer looking to step onto the property ladder or a buy-to-let investor seeking an opportunity in a popular rental location, this attractive home is well worth your consideration.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and convenient location on offer.

| | |
|---|---|
| **Ground Floor** | |
| Lounge/Diner | 11'9" x 18'6" (3.60 x 5.64) |
| Kitchen | 11'9" x 8'11" (3.60 x 2.74) |
| **First Floor** | |
| Bedroom One | 11'9" x 10'5" (3.60 x 3.20) |
| Bedroom Two | 11'9" x 8'11" (3.60 x 2.74) |
| Shower Room | 4'11" x 7'5" (1.50 x 2.28) |







## Directions

At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 1st exit onto Roman Way 0.2 mi Turn left onto Kings Tamerton Rd 0.5mi Turn left onto Coombe Way

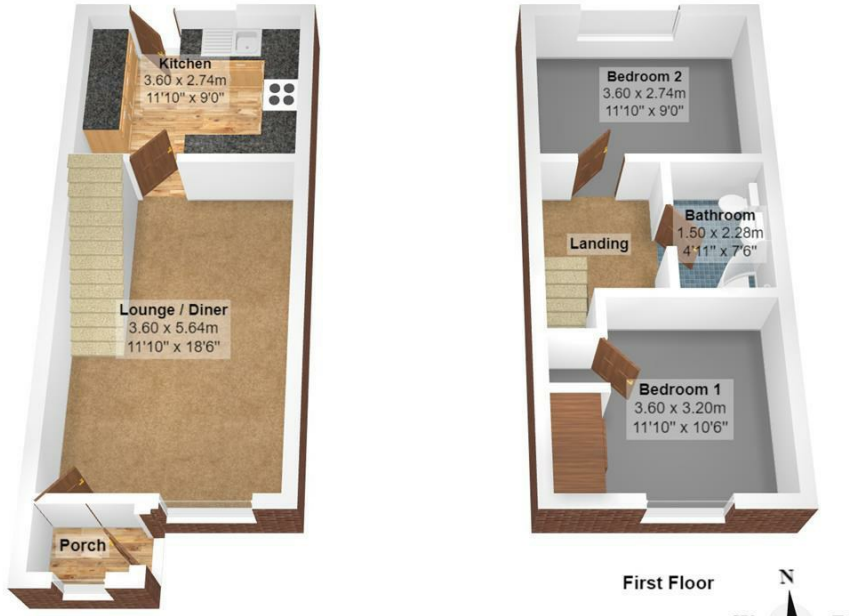
## Scan for Material Information

## Council Tax Band: B





## Floor Plans




Total Approximate Area - 63.2 m² ... 681 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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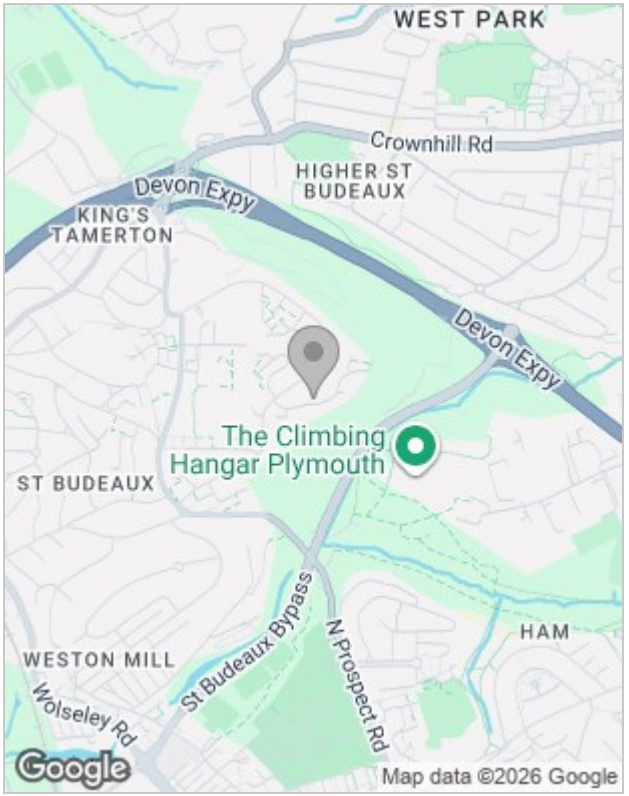
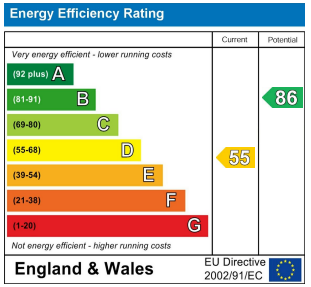
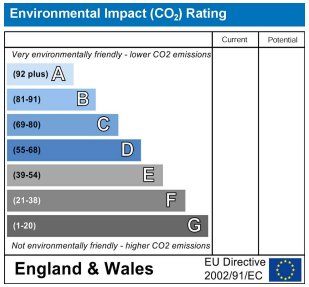
## Location Map




## Energy Performance Graph




## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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