



## Asking Price £140,000

Novahomes are pleased to present this well appointed two double bedroom home. Benefits include a modern kitchen, double glazing, gas central heating with new boiler and driveway parking. Accommodation comprises: porch, lounge/diner and kitchen, two double bedrooms and bathroom. Offered with no onward chain the property is highly recommended for an early viewing.

# NOVAHOMES

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### Coombe Way, Kings Tamerton, PL5 2HA

#### Entrance porch 1.4m (4'7") x 1.02m (3'4")

Double glazed window to the front aspect. Single radiator. Door into the lounge.

#### Lounge 5.62m (18'5") x 3.57m (11'9")

Stairs rise to the first floor. Two single radiators, double glazed window to the front aspect. Door to the kitchen.

#### Kitchen 3.57m (11'9") x 3.57m (11'9")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood. Plumbing for washing machine. Double glazed window to the rear aspect. Plumbing for dishwasher. Natural wood effect laminate flooring. Double glazed door to the rear garden. White goods are available by separate negotiation.

#### First floor landing

Access to the loft space. Doors to bedrooms and bathroom.

#### Bedroom one 3.57m (11'9") x 2.56m (8'5")

Double glazed window to the rear aspect. Single radiator.

#### Bedroom two 3.2m (10'6") x 2.94m (9'8")

Measurements taken to the front of a range of fitted wardrobes. Built-in overstairs storage cupboard. Double glazed window to the front aspect with views over the surrounding area. Single radiator.

#### Bathroom 2.45m (8'0") x 1.67m (5'6")

Suite in white comprising: Bath with mixer taps and shower attachment, wash hand basin, low flush WC. Tiled splashbacks.

#### Rear garden

At the rear is a low maintenance garden arranged as two tiers of paved patio with a further area of garden laid with shrubs. Gate gives access to the rear.

#### Off street parking

At the front of the property is an off street parking space for one car.

#### Council tax

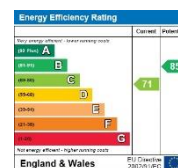
Band B

#### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.

