



Asking Price £165,000

This beautifully presented terraced property boasts two double bedrooms and is located in the sought-after area of Coombe Way, Kings Tamerton. Ideal for first-time buyers or investors, the ground floor features a spacious living area perfect for accommodating furniture and other essentials, along with a well-equipped kitchen situated at the rear of the property. Upstairs, you'll find two generously sized double bedrooms offering ample space. Outside, the property benefits from a tiered layout with artificial grass, creating a low-maintenance outdoor space. Conveniently located just a few minutes' walk from transport links to the city centre, this home also comes with the added bonus of two allocated parking spaces. For potential investors, the property has the potential to achieve a rental income of approximately £800.00 per calendar month.

Coombe Way, Kings Tamerton, PL5 2HA

Accommodation Comprises

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Entrance Porch

Lounge/Dining Room 5.62m (18'5") x 3.46m (11'4")

Kitchen 3.46m (11'4") x 2.71m (8'11")

First Floor

Bedroom One 3.51m (11'6") x 3.28m (10'9")

Bedroom Two 3.49m (11'5") x 2.72m (8'11")

Bathroom

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.

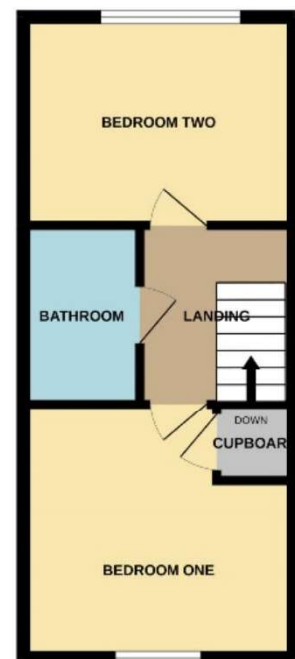
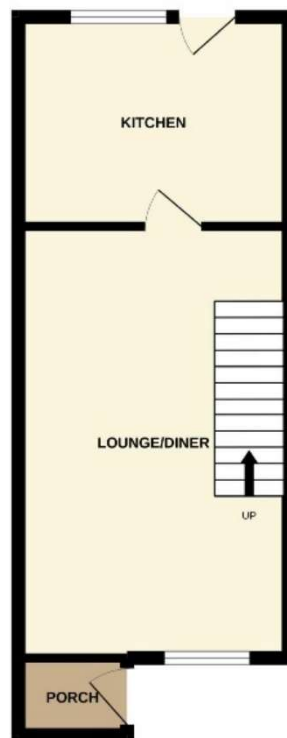




GROUND FLOOR

1ST FLOOR

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (56-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors 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 is given as to their operating or efficiency when in use.

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.



1%
FEE

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CONTRACT

FULL SERVICE
ESTATE AGENTS

**NO SALE
NO FEE**

