



## Asking Price £200,000

This versatile and beautifully presented three-bedroom terraced family home is set across four well-designed levels, offering generous and flexible accommodation in the popular residential area of Kings Tamerton. At entrance level, you are welcomed by a central hallway with access to a spacious and modern family bathroom. On the first floor, two double bedrooms provide comfortable and bright sleeping quarters, with one benefitting from a convenient cloakroom/WC—ideal for guests or older children. Downstairs, the lower ground floor hosts a kitchen. From here, stairs lead down to a spacious open-plan sitting/dining room, filled with natural light and flowing out to a raised, private decked garden—perfect for entertaining or enjoying sunny days outdoors. At the top level, the principal bedroom spans the full depth of the property, offering a tranquil retreat with ample space for wardrobes and furniture. Outside, the property benefits from a private block-paved driveway to the front, offering valuable off-road parking. The location provides excellent access to local schools, transport links including the A38, and nearby green spaces—making it an ideal choice for families or professionals alike.



## Coombe Way, Kings Tamerton, PL5 2HB

### Area

Kings Tamerton is a popular suburb to the northwest of Plymouth, offering a peaceful residential setting with excellent connectivity. Families are drawn to the area thanks to good local schooling options and easy access to parks and green spaces. Commuters benefit from nearby links to the A38, providing fast routes in and out of the city, while local bus services offer convenience for daily travel.

### Accommodation Comprises

Lower Ground Floor:

Sitting/Dining Room: 3.80m x 3.60m (12`6" x 11`10") – Bright and spacious with sliding doors to garden decking.

Kitchen: 3.60m x 2.60m (11`10" x 8`6") – Contemporary design with ample storage, workspace and rear access.

Ground Floor:

Bedroom 2: 3.80m x 3.60m (12`6" x 11`10") – Large double bedroom overlooking rear garden.

Family Bathroom: 2.60m x 2.60m (8`6" x 8`6") – Stylish tiled suite with separate shower, bath, WC, and basin.

Hallway: Central access with staircases leading both up and down.

First Floor:

Bedroom 3: 2.60m x 2.60m (8`6" x 8`6") – Well-proportioned double bedroom with front aspect.

WC: Useful cloakroom with WC and wash basin.

Top Floor:

Bedroom 1: 3.80m x 3.60m (12`6" x 11`10") – Spacious and private principal bedroom with elevated views.

Exterior:

Driveway: Block-paved with parking for one vehicle.

Rear Garden: Fully enclosed with a smart decked terrace for low-maintenance enjoyment.

### 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.



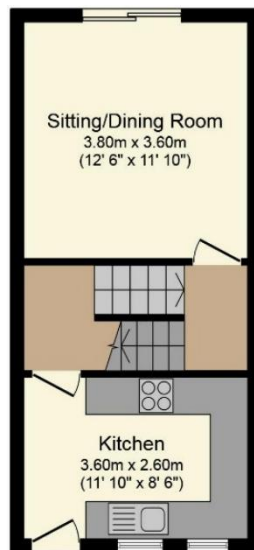




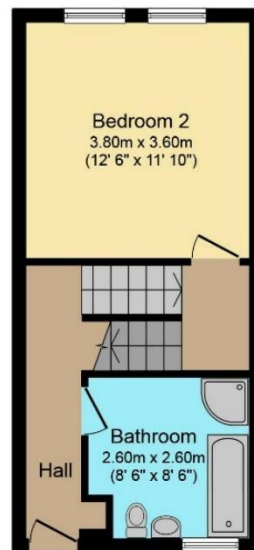




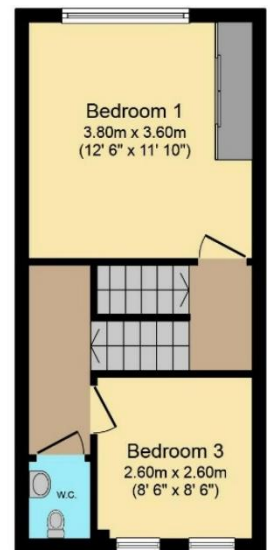
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 Plus) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	74	85
	EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor

**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.

Total floor area 89.6 sq.m. (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

