



Asking Price £220,000

Situated in a central and highly convenient location on Efford Lane, this well-presented two double bedroom home offers modern accommodation throughout, a level sunny south facing rear garden, and the added benefit of an oversized garage to the rear. The property has been thoughtfully updated and maintained, providing a contemporary feel while retaining a practical and flowing layout. On the ground floor, the accommodation comprises a welcoming entrance hall, a stylish and modern kitchen/diner and a comfortable lounge with French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living. Upstairs, the first floor hosts two generous double bedrooms, both well-proportioned, alongside a modern family bathroom featuring both a bath and separate shower enclosure. Externally, the rear garden is level, enclosed and enjoys a sunny aspect, laid to a combination of decking and lawn, making it ideal for relaxing, entertaining, or low-maintenance family use. To the rear of the property is an oversized garage, providing excellent storage or secure parking and offering flexibility for hobby or workshop use. Efford Lane is ideally positioned for access to local amenities, schools and transport links, with particularly easy access to the A38 Devon Expressway, making this an excellent choice for first-time buyers, professionals or investors alike.

Efford Lane, Laira, PL3 6BE

Accommodation Comprises

Entrance Hall

Stairs rise to the first floor. Double radiator.

Kitchen

3.51m (11`6") x 2.84m (9`4")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Built in oven and hob with extractor hood over. Plumbing for washing machine. Double glazed window to the front aspect. Double radiator.

Lounge

4.58m (15`0") x 3.33m (10`11")

Double glazed window to the rear aspect. Double glazed double doors to the garden. Double radiator. Cupboard housing the gas boiler.

First Floor Landing

Access to the loft space. Double glazed window to the front aspect.

Bedroom One

4.37m (14`4") x 2.67m (8`9")

Double glazed bay window to the rear aspect. Single radiator.

Bedroom Two

3.34m (10`11") x 2.7m (8`10")

Double glazed window to the rear aspect. Double radiator.

Bathroom

Suite in white comprising: bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin and low flush WC. Tiled splashbacks. Obscure double glazed window to the front aspect. Heated towel rail.

Rear Garden

Immediately to the rear is an area of timber decking leading to the south facing garden which is predominately laid to lawn. Paved patio. Steps lead down to the garage. There is also an outside storage shed attached to the side of the property and a path which provides access to the front.

Oversized Garage

6.14m (20`2") Max x 3.53m (11`7")

Oversized. Inspection pit. Power and light. Electric roller door.

Council Tax Band

B

Viewing Arrangements

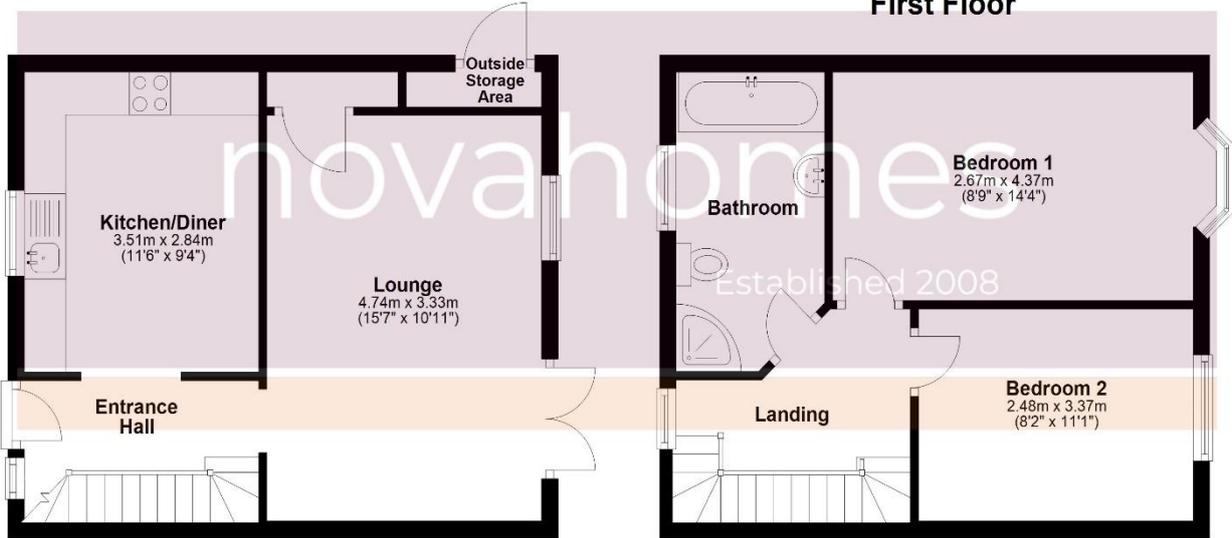
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.





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.

