



Lucas Lane, Plympton PL7 4EX

welcome to

Lucas Lane, Plympton

*** NO CHAIN ***

A fantastic opportunity to purchase this MOVE IN ready THREE BEDROOM SEMI-DETACHED home with a SOUTH FACING rear garden, POPULAR location to local SHOPS and SCHOOLS and is to be sold with NO CHAIN. Call Fox & Sons today to arrange your viewing!



Entrance Hall

A welcoming entrance hall featuring a radiator and a double glazed window to the side elevation, allowing for plenty of natural light. Stairs rise to the first floor, while internal doors provide access to the lounge and kitchen, creating a practical and inviting introduction to the home.

Lounge

A beautifully presented lounge featuring a charming bay window to the front elevation, allowing an abundance of natural light to flood the room. An attractive electric fireplace creates a warm and welcoming focal point, while an opening provides access to the dining room, making it an ideal space for both relaxing and entertaining.

Dining Room

A versatile dining room offering excellent space for family meals and entertaining. The room benefits from a radiator and provides access to the lounge, kitchen, and rear garden. Double glazed sliding doors open directly onto the garden, allowing plenty of natural light while creating a seamless connection between the indoor and outdoor living spaces.

Kitchen

A well-appointed kitchen fitted with a range of matching units and incorporating an induction hob with extractor hood over and an electric oven. There is ample space for a variety of appliances, alongside a stainless steel sink and drainer. A rear door provides direct access to the garden, making this a practical and functional space for everyday living.

Landing

A bright and welcoming landing featuring a double glazed window to the side elevation, allowing natural light to flow through the space. The landing provides access to all bedrooms and the family bathroom, and benefits from a radiator and a loft hatch, offering convenient access to additional storage space.

Bedroom 1

A spacious double bedroom featuring stunning bay windows to the front elevation, flooding the room with natural light and creating an attractive focal point. The room also benefits from a radiator and useful built-in storage, providing ample space for clothing and everyday essentials.

Bedroom 2

A generously sized double bedroom featuring a double glazed window to the rear elevation, providing plenty of natural light and a pleasant outlook. The room also benefits from a radiator and offers ample space for a range of bedroom furniture, creating a comfortable and inviting retreat.

Bedroom 3

A well-proportioned bedroom featuring a double glazed window to the front elevation, allowing for plenty of natural light. Benefiting from a radiator and ample space for a bed and accompanying furniture, this room would make an ideal bedroom or home office.

Bathroom

A bath with an electric shower, WC, pedestal sink and obscure double glazed window to rear elevation.

Rear Garden

A particular feature of the property is the beautifully maintained south-facing rear garden, offering an ideal space to relax and enjoy the sunshine throughout the day. Enclosed by high fencing for added privacy, the garden has been thoughtfully arranged with a paved patio area adjoining the property, leading onto a well-kept lawn. To the rear, a raised decked seating area provides the perfect spot for outdoor dining, entertaining guests, or simply unwinding in a private and peaceful setting.



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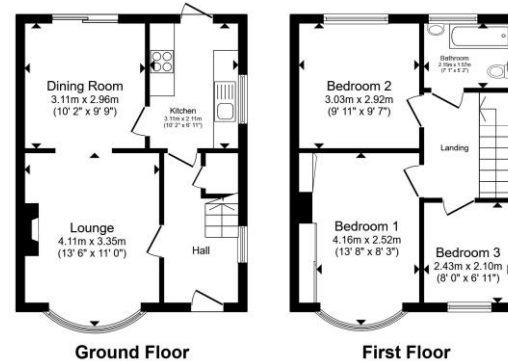
welcome to

Lucas Lane, Plympton

- Three Bedroom Semi-detached Home
- No Chain
- South Facing Rear Garden
- Recently Installed Gas & Electric Meters
- Air Ventilation System

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 71.7 m² (772 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). Powered by www.propertybox.io

fox & sons

offers in the region of
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104817 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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