

# Lang

AND CO

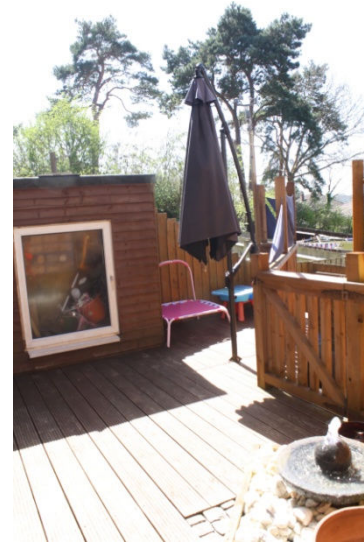
Plymstock office  
01752 456000  
[www.lang.co.uk](http://www.lang.co.uk)



53 OWEN DRIVE, PLYMPTON, PLYMOUTH, PL7 4RN







## Price £204,950 Freehold

Lang and Co are delighted to offer this delightful modern mid-terraced residence. The accommodation comprises, on the ground floor, of an entrance hallway, a modern cloakroom/W.C, a lounge with a door leading out to rear garden, a well presented modern fitted kitchen/diner with fitted hob and oven. On the first floor there are three bedrooms, the master has an en-suite shower room, and there is a modern bathroom. Externally there is a decked rear garden with large outside storage shed and two allocated parking spaces. The property has uPVC double glazing and is gas central heating.

**A viewing of this lovely family home can be most strongly recommended.**

### **GROUND FLOOR**

LOUNGE

16' 10" x 9' 11" (5.13m x 3.02m)

KITCHEN/DINER

19' 4" x 16' 9" (5.89m x 5.11m)

DOWNSTAIRS W.C.

### **FIRST FLOOR**

MASTER BEDROOM

14' 0" x 12' 8" (4.27m x 3.86m)

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM THREE

8' 3" x 6' 10" (2.51m x 2.08m)

BATHROOM

7' 2" x 5' 7" (2.18m x 1.7m)

### **OUTSIDE**

ALLOCATED PARKING FOR TWO CARS

REAR GARDEN

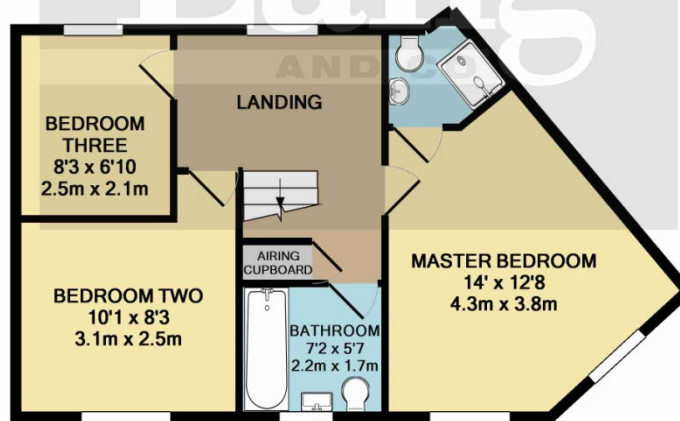
#### **IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS**

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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L168 Ravensworth 0870 112 5306



**VIEWING AND NEGOTIATIONS**

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000  
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm  
**24 HOUR ANSWERING SERVICE**

