



LANG TOWN
& COUNTRY

4 The Retreat, Higher Compton, Plymouth, Devon, PL3 6QH



Guide Price £340,000

Lang Town and country are delighted to offer this charming, detached house, tucked away in a small cul-de-sac in a popular residential area. Located close to all local amenities such as local shops, schools, and access to Plymouth city Centre and within close proximity to the A38 which links Devon and Cornwall.

This much improved and deceptively spacious home offers accommodation over three floors. There are steps to the entrance porch which leads to the spacious lounge/diner which runs the whole width of the house has dual bay windows to the front with impressive views. There is a bedroom, refurbished family bathroom and kitchen/ breakfast room on this level. The kitchen is fully fitted with a range of base units with contemporary worksurfaces and matching wall cupboards, there is an impressive central island and patio doors which lead to the tiered garden. On the lower level is a versatile double bedroom with a walk-in wardrobe and en-suite shower room. On the top floor is another bedroom with an en-suite shower room and views over Plymouth towards Dartmoor.

Externally there is a tiered garden with a Southerly aspect with a variety of shrubs and small trees, and a patio area where you can sit, relax and take in the view.

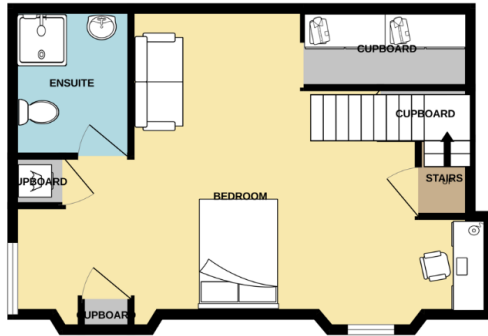
We would recommend an early viewing to appreciate the spacious home situated in a great location.



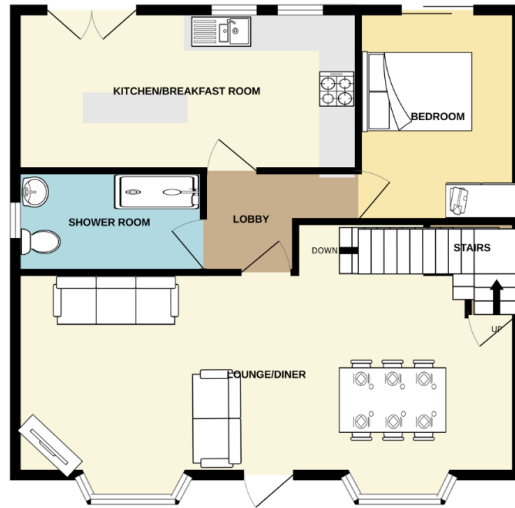
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



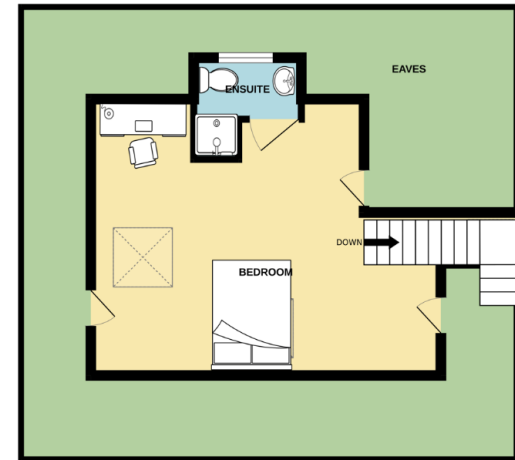
LOWER GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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