

Offers Over £200,000



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A three bedroom semi-detached property requiring modernisation situated within this quiet residential cul-de-sac within this popular village location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises; entrance hall, lounge/diner, fitted kitchen and a cloakroom on the ground floor. On the first floor the landing leads to three bedrooms and a shower room. Externally there are front and rear gardens, a single garage and a driveway providing parking for up to three cars. The property also has the benefit of PVCu double glazing, gas heaters in some rooms and is being offered to the market with no onward chain.

The living accommodation.

Approached through PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, wall mounted gas heater, door to.

CLOAKROOM

Low level w.c, wash hand basin, PVCu double glazed frosted window to side.

LOUNGE

PVCu double glazed sliding patio doors to rear garden.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under with matching wall units, single drainer sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, PVCu double glazed window to front.

FIRST FLOOR LANDING

Doors to all first floor accommodation and access to loft.

BEDROOM ONE

PVCu double glazed window to rear, built in cupboard.

BEDROOM TWO

PVCu double glazed window to front.

BEDROOM THREE

PVCu double glazed window to rear.

SHOWER ROOM

Comprising tiled shower cubicle with inset shower, low level wc, pedestal wash hand basin, PVCu double glazed frosted window to front.



EXTERNALLY

Front - Driveway providing parking for several vehicles leads to garage with adjacent lawned garden.
 Rear - Level garden enclosed by fence boundaries. The property benefits from UPC soffits and fascias.

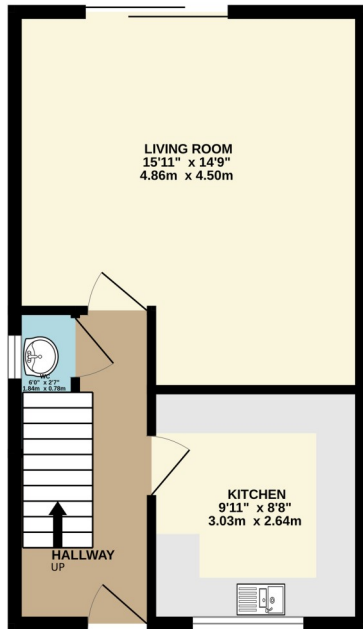
GARAGE

Up and over door.

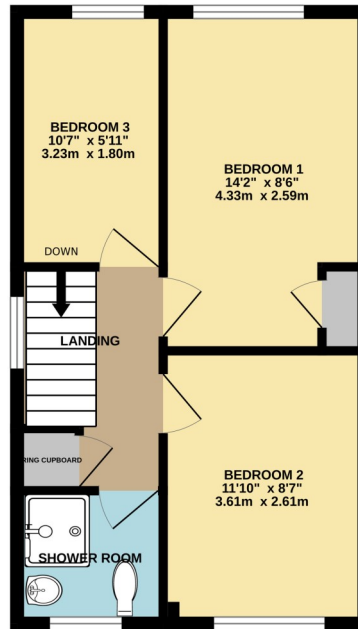
UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC, FTTP available.

GROUND FLOOR
 379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
 378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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