

H Halford & Homes

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Ashdown Walk, Thornbury, Plymouth, PL6 8SR

- End of terrace home
- Well presented accommodation throughout
- Block built outbuilding (with potential) and garage located in a nearby block
- Two Bedrooms
- EPC Grade C
- Kitchen/Diner located to the rear



HALFORD AND HOMES 01752 418104

OFFERS OVER £215,000

Halford and Homes are delighted to bring to the market this very well presented end of terrace home located in this popular residential location. Ashdown walk itself has many residents who have lived in the properties since new and finds itself to be very established part of Thornbury. The accommodation has been much improved by the current vendors and we fully recommend an internal viewing to appreciate the space and standard of finish available.

The accommodation briefly comprises of entrance hallway, lounge, kitchen/dining room, two bedrooms, bathroom and w/c. The property also benefits from numerous storage spaces including built in wardrobes in both bedrooms. Other features include double doors between the kitchen/diner and lounge, so an open plan space can be created. Externally the house has front garden, rear garden that is low maintenance and includes a raised decked area, block built outbuilding with power and water, this could easily be converted into a work from home space and in addition the house also benefits from a garage in a block with a recently installed garage door. The house has double glazing and gas fired central heating.

Thornbury is located to the North of Plymouth, popular with families due to its close proximity to a number of primary schools including Thornbury Primary School and Tor Bridge Primary school. Amenities in close proximity include Asda supermarket. Just a short walk from the house and you'll find yourself in Plymbridge Woods, a national trust site that is very popular with cyclists and dog walkers. An exciting development for this area is the Forder Valley By-pass, this will link Derriford Hospital to the A38 (Devon expressway) and connect the North of the city to good access links.

This is a fantastic opportunity to purchase a well presented spacious home in a popular location! We highly recommend an internal viewing. For more details please do get in touch!

AGENT NOTE - The vendors of the property will need to secure an onward purchase, therefore all potential interested parties must be aware that the property has an onward chain.



ACCOMMODATION

Entrance Hallway

Lounge 14' 11" x 11' 11" (at maximum) (4.54m x 3.63m)

Kitchen/Diner 15' 1" x 10' 4" (4.59m x 3.15m)

Block built outbuilding

Garage

Located in a nearby block

First floor landing

Bedroom One 12' 0" x 9' 9" (3.65m x 2.97m)
Built in wardrobe

Bedroom Two 12' 8" x 9' 5" (at maximum) (3.86m x 2.87m)
built in wardrobe

Bathroom 5' 5" x 5' 5" (1.65m x 1.65m)

W/C



Energy performance certificate (EPC)

1 Ashdown Walk PLYMOUTH PL6 8SR	Energy rating C	Valid until: 20 January 2032 Certificate number: 0299-1204-8402-0940-0204
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Property type	End-terrace house
Total floor area	72 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

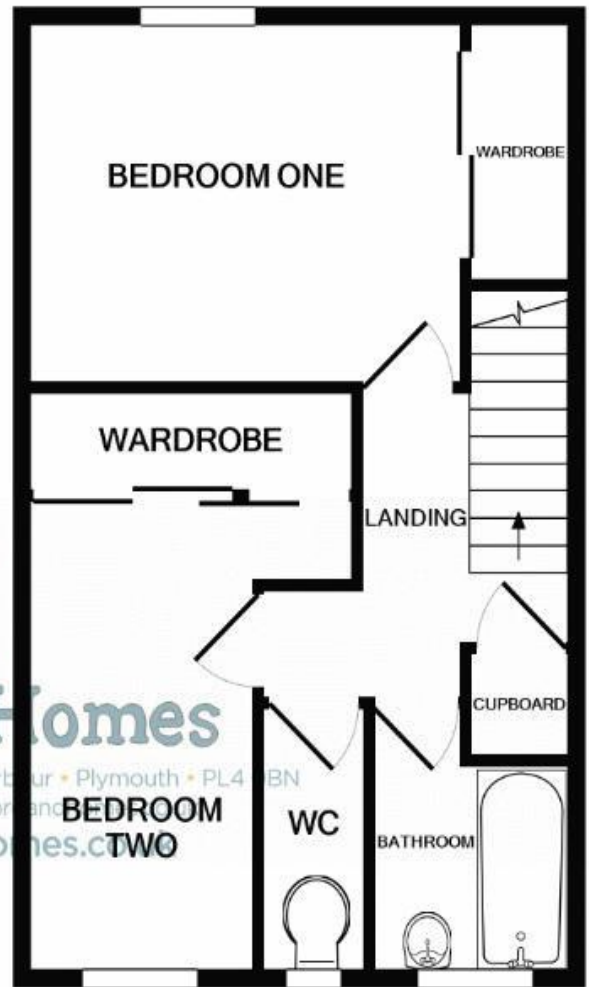
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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