

FOR SALE



Marsh Close, Plymouth

2 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £190,000


MARTIN&CO



Marsh Close, Plymouth
2 Bedrooms, 1 Bathroom
Asking Price Of £190,000

- Vacant Possession / No Onward Chain
- Great For First-Time Buyers / Investors
- Two Double Bedrooms
- Large Living / Dining Room

SUMMARY *SECLUDED AND SPACIOUS PROPERTY WITH EXPANSIVE GARDENS*****

Nestled on the outskirts of Plympton, this secluded property offers a blend of tranquillity and convenience, with easy access to the A38 and close proximity to the city centre. Surrounded by picturesque woodland walks, the home features a large lounge/diner with garden views, a well-equipped kitchen with ample work and storage space, and integrated appliances. It boasts two spacious double bedrooms with plenty of storage, and a generous bathroom with a shower over the bath. The property includes an allocated parking space in a quiet cul-de-sac and a large garden with a shed, perfect for outdoor enjoyment.

LOCATION Marsh Close in Coypool is a quaint residential area characterized by its serene, suburban charm. Nestled within the larger community of Coypool, it features a mix of charming houses and well-kept gardens, creating a welcoming environment for families and individuals alike. The area benefits from its proximity to local amenities, including schools, parks, and shops, while maintaining a tranquil atmosphere away from the bustle of more urban areas. Its accessibility to main roads and public transport links further enhances its appeal, making Marsh Close a desirable location for those seeking a peaceful yet connected neighbourhood.

DESCRIPTION Discover Your Peaceful Sanctuary on the Edge of Plympton

Nestled amidst enchanting woodland walks, this spacious property offers the perfect blend of seclusion and accessibility. Just a short drive from the A38 and the vibrant city center, this home provides a tranquil retreat without compromising on convenience.





Step inside to discover a welcoming and light-filled living space. The expansive lounge and dining area are designed for both relaxation and entertaining, with large windows offering stunning garden views. Imagine cozy evenings by the fire or hosting dinner parties with friends in this serene environment. The well-appointed kitchen boasts ample work and storage space, complete with modern integrated appliances, making meal preparation a breeze.

Upstairs, two generously sized double bedrooms offer peaceful retreats for rest and rejuvenation. The spacious bathroom, equipped with a bath and overhead shower, provides a luxurious space to unwind.

Outside, the expansive garden is an oasis of tranquility. Perfect for outdoor entertaining or simply enjoying the fresh air, this idyllic space is complemented by a practical shed, offering additional storage or a potential workshop area.

With allocated parking in a quiet cul-de-sac, this

property ensures both privacy and convenience. Experience the perfect harmony of rural charm and urban accessibility.

VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to arrange their viewing appointment.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those



mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



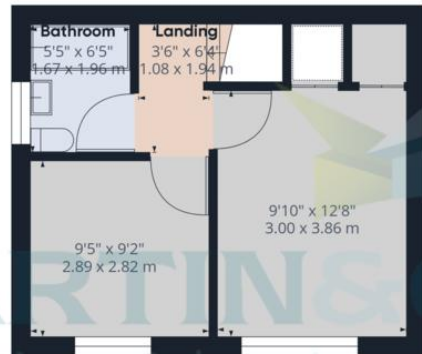
2'10" x 2'5"
0.89 x 0.74 m



Ground Floor

Approximate total area⁽¹⁾
598.37 ft²
55.59 m²

Reduced headroom
8.61 ft²
0.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Plymouth
27 Mutley Plain • • Plymouth • PL4 6JG
T: 01752 255 255 • E: plymouth@martinco.com

01752 255 255
<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.