



4 The Paddock | Hemerdon | Plymouth | PL7 5FH

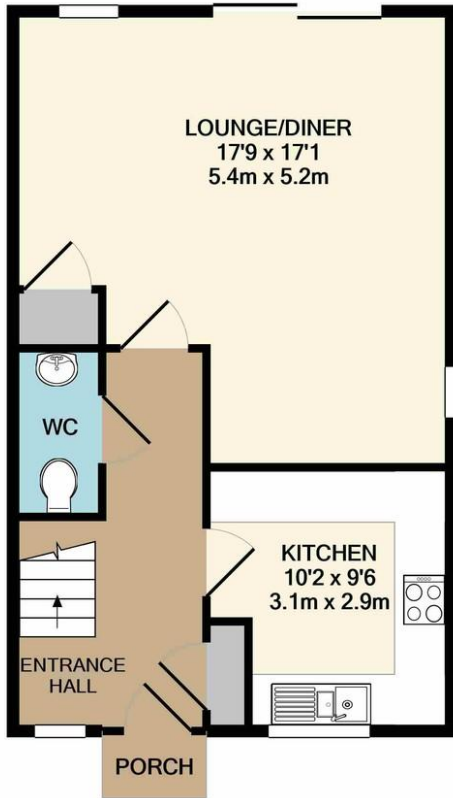
In Excess Of £325,000

A recently built semi-detached house situated within this popular village.

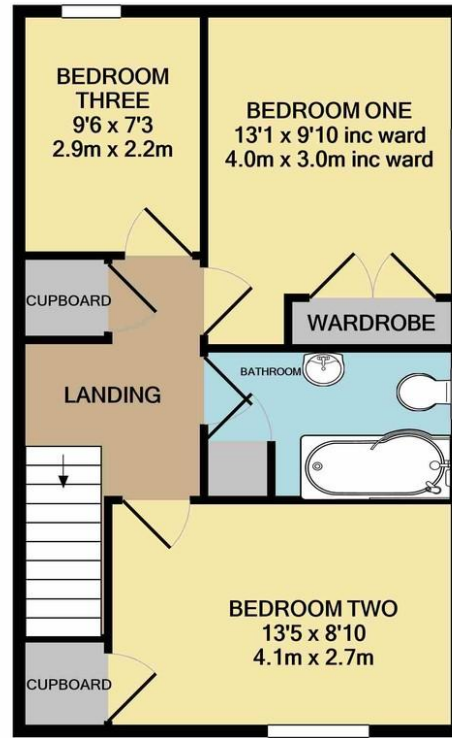
This delightful property, was built approximately 2yrs ago and benefits from the remaining LHBC guarantee. Upon inspection, you will find a brick paved drive leading to the property.

Accommodation comprises, entrance hall, downstairs WC, spacious lounge diner and fitted kitchen on the ground floor. The first floor offers a nice sized landing, three bedrooms (all capable of taking a double bed), family bathroom and access to boarded loft. Outside are two parking spaces to the front and an enclosed garden and patio to the rear. The property is currently let under and Assured Shorthold Tenancy agreement and generates an income of £11,970 pa.

- Three Bedrooms
- Modern Property
- Upvc Double Glazing
- Open Plan Living Room
- LABC Guarantee
- Off Road Parking
- Popular Village
- Solar Panels



GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements