

**Freemans Wharf**

## **4 Freemans Wharf**

Plymouth, Devon, PL1 3RN

**Guide Price £395,000**



### **Property**

Waterfront two bedroom town house situated in a gated development of twelve properties, overlooking Richmond Marina and Estuary next to The Royal William Yard. Internal viewing strongly recommended.

The property briefly comprises: Entrance hall, carport, garage, open plan living room, modern fitted kitchen, dining room, balcony with sea views, two double bedrooms, bathroom, gated development.

### **Accommodation**

Entrance door to:

#### **Hall**

Window to the side, coat hooks, radiator, staircase leading to the first floor.

#### **Open Plan Living/Kitchen/Dining Room – 28' 11 x 13' 9 (8.81m x 4.20m) overall**

##### **Kitchen Area**

Modern fitted kitchen with range of wall and base cupboards, integrated fridge/freezer, dishwasher and automatic washing machine, 4-ring gas hob with cooker hood, wall mounted gas boiler, window overlooking the front courtyard, radiator.

### **Dining Room/Living Room**

Radiator and double doors which open onto the Balcony which measures 10' 3 x 4' 7 (3.13m x 1.39m) with stunning views over the marina, estuary and the historic Royal William Yard. Staircase continues from here to:

#### **Second Floor**

Access to loft space, built-in cupboard with slatted shelving.

#### **Bedroom 1 – 13' 9 x 12' 6 (4.20m x 3.80m) max**

Window to the rear with stunning views over the marina and The Royal William Yard building, radiator.





**Bedroom 2 – 10' 7 extending to 13' 11 x 9' 5 (3.22m extending to 4.25m x 2.86m)**

Window to the front with views over the gated entrance courtyard.

**Bathroom – 6' 8 x 6' (2.03m x 1.84m)**

Comprising panelled bath with mixer taps and shower over with glass screen, pedestal wash hand basin, low level w.c., heated towel rail/radiator.

**Outside**

At the front there is a hard standing with carport and access to:



**Garage – 18' 1 x 13' 9 (5.5m x 4.2m) max**

Light and power, window to the rear.

**Note**

There is a current management contribution to Freemans Wharf group for the management of the above which is currently £420 per annum.

**Council Tax Band: E**

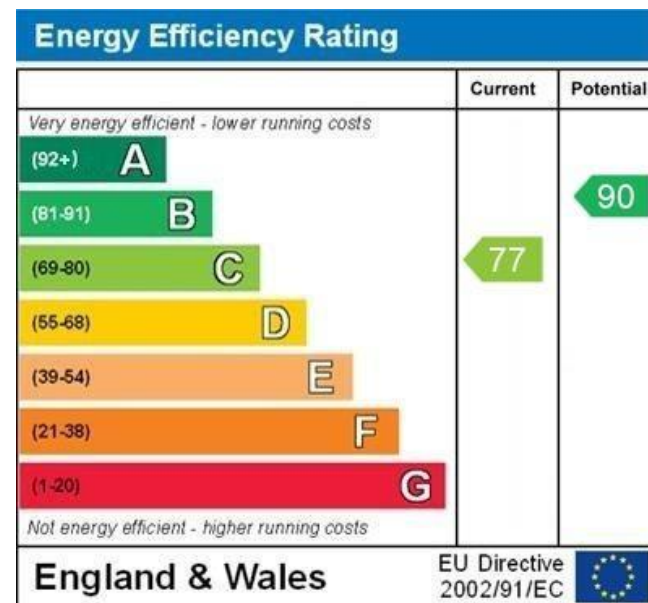
**Local Authority: Plymouth**

**Postcode for SatNav: PL1 3RN**



#### IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.



#### VIEWINGS STRICTLY BY APPOINTMENT

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