



14 HEMERDON HEIGHTS

PLYMOUTH, PL7 2EX

GUIDE : £200,000
FREEHOLD

Situated in a tucked away position at the end of a popular cul-de-sac we have this three bedroom semi detached house in need of modernisation throughout. Accommodation comprises lounge, dining room, kitchen, three bedrooms and a bathroom. Benefits include front and rear gardens, garage and parking. Offered with no onward chain a viewing is highly recommended.



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- Three Bedroom Semi • In Need Of Modernisation
- Garage & Parking • Cul-De-Sac
- No Onward Chain



Entrance:

via part glazed wooden door into:

Porch:

Further door giving access to the rear.

Lounge: 5.15 x 2.88m (16'10" x 9'5")

uPVC double glazed window to the front, feature brick fireplace and door to storage cupboard housing warm air boiler. Doorway through to:

Dining Room: 3.52m x 2.92m (11'6" x 9'6")

uPVC double glazed window to the rear.

Kitchen: 2.60m x 2.09m (8'6" x 6'10")

uPVC double glazed window to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Stainless steel drainer sink unit with mixer tap over and built in over with hob over. Spaces provided for washing machine, fridge and freezer.

Landing:

Sliding doors to storage cupboard, doors to upstairs rooms and access to loft space.

Bedroom 1: 5.15m x 2.88m (16'10" x 9'5")

uPVC double glazed window to the front, fitted wardrobes to one wall.

Bedroom 2: 3.10m x 2.61m (10'2" x 8'6")

uPVC double glazed window to the rear.

Bedroom 3: 2.61m x 1.93m (8'6" x 6'3")

uPVC double glazed window to the rear.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising bath with shower over, pedestal wash hand basin and low flush W.C. Shower boarding to all walls and shower area.

Outside:

To the front of the property is a path and steps with a lawned area and some mature shrubs and bushes. To the rear is a patio area with a few steps leading to a lawned garden with some mature shrubs and bushes.

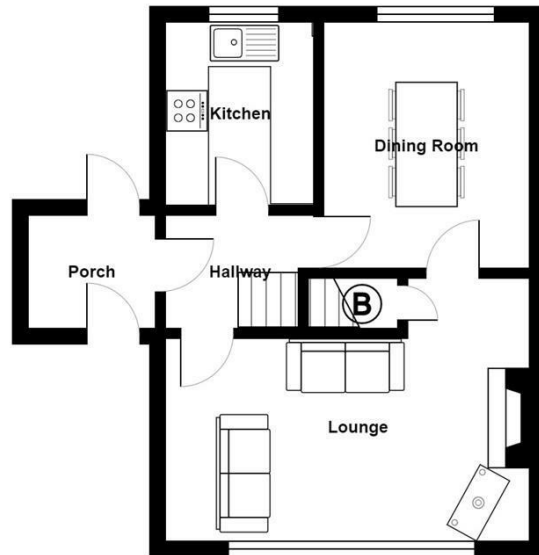
Garage: 4.84m x 2.44 (15'10" x 8'0")

Metal up and over door with a parking space in front.

Material Information:

- * Council Tax Band - B Annual Cost £1723.00
- * Mains gas, electric, sewage and water, Gas warm air heating,
- * Parking - Off street parking & garage
- * Broadband - Standard-Available, Superfast-Not Available, Ultrafast-Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Flood Risk - Very Low

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Total Area: 79.8 m² ... 859 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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