



22 ERME GARDENS

EFFORD, PLYMOUTH, PL3 6JP

£215,000
FREEHOLD

Situated at the end of a popular cul-de-sac in the Efford area of Plymouth is this well presented semi detached house. Accommodation comprises lounge, dining room, kitchen, three bedrooms and a shower/wetroom. Benefits include gas central heating uPVC double glazing, off road parking and front, side and rear gardens. Available for the first time in 57 years and offered with no chain a viewing is highly advised



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- Cul-De-Sac Location
- Off Road Parking
- No Onward Chain
- Three Bedrooms
- Front, Side & Rear Gardens
- Viewing Advised



Entrance:

via uPVC obscure double glazed door into:

Porch:

uPVC double glazed windows to the front and part glazed door into:

Hallway:

Stairs rising to first floor, door to storage under stairs and doors to:

Lounge: 4.03m x 3.87m (13'2" x 12'8")

uPVC double glazed windows to the front, stone feature fireplace and radiator. Opening into:

Dining Room: 3.11m x 2.73m (10'2" x 8'11")

uPVC double glazed window to the rear and radiator. Sliding door through to:

Kitchen: 3.08m x 2.88m (10'1" x 9'5")

uPVC double glazed window to the rear and uPVC door to the side. Wall and floor mounted matching units with roll edge worktops, single drainer sink unit with mixer tap over and space provided for washing machine and cooker. Further door into hallway.

First Floor Landing:

Doors to all upstairs rooms and access to loft space.

Bedroom 1: 3.50m x 3.12m (11'5" x 10'2")

uPVC double glazed window to the front, radiator and two doors to fitted cupboards.

Bedroom 2: 3.30m x 3.13m (10'9" x 10'3")

uPVC double glazed window to the rear, radiator and door to storage cupboard.

Bedroom 3: 2.50m x 2.54m (8'2" x 8'3")

uPVC double glazed window to the front, radiator and door to storage cupboard.

Shower Room:

uPVC obscure double glazed window to the rear. Low flush W.C, pedestal wash hand basin and wet room area with folding glazed doors. Tiling to all splash back and shower areas, further door to storage cupboard and radiator.

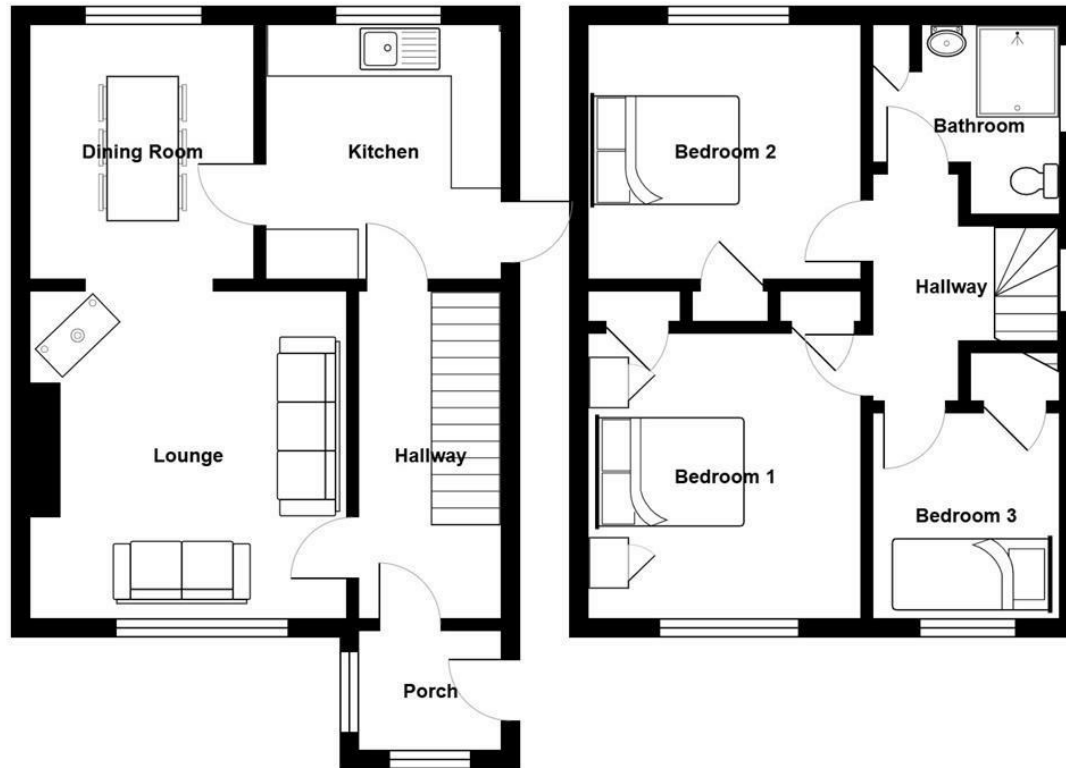
Outside:

To the front of the property is a elevated garden laid mainly to lawn and a hardstand with parking and a few steps leading to the front porch. To the side of the property is a wide path giving access to the rear where the garden is again laid mainly to lawn with three storage sheds in the centre and a patio area to the rear of the garden.

Material Information

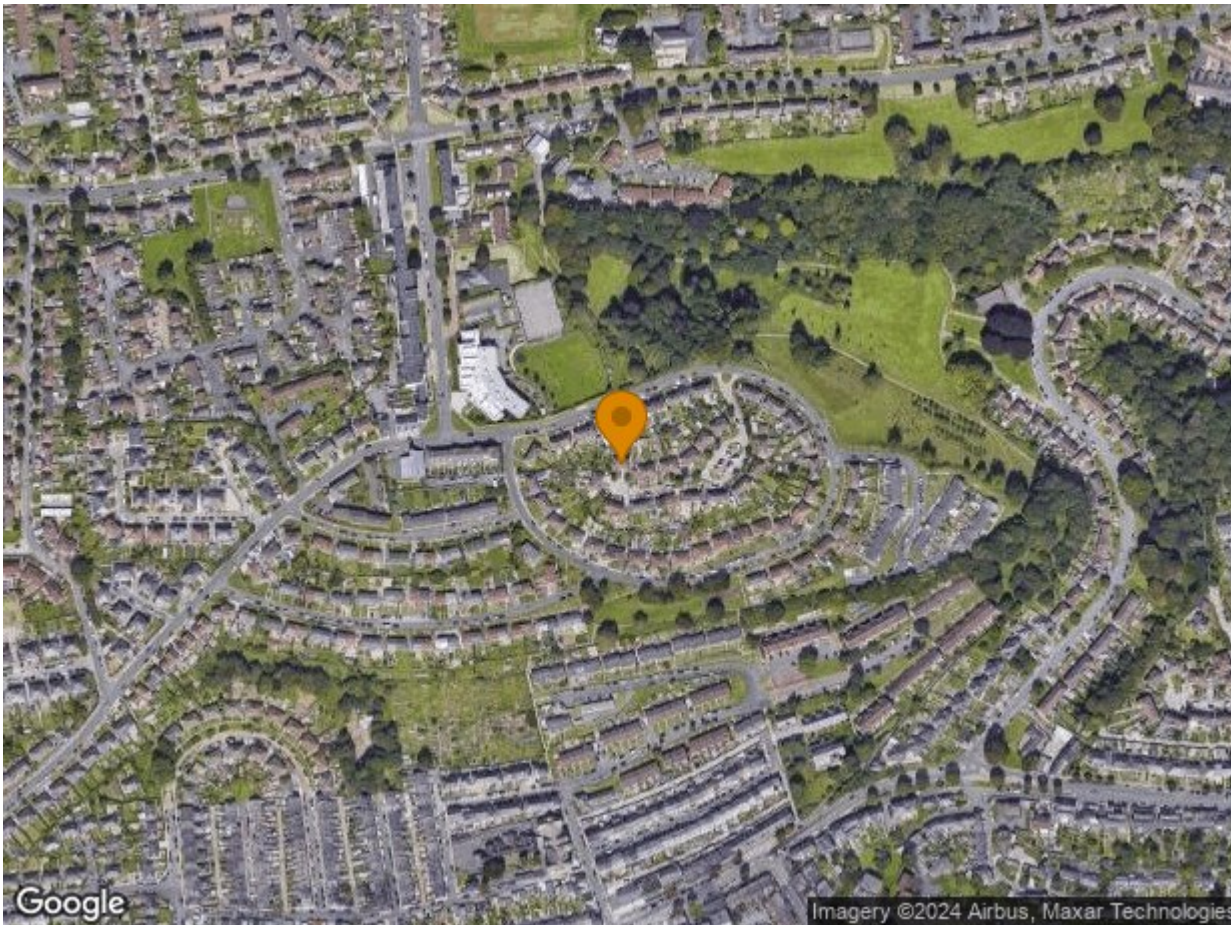
- * Council Tax Band - B Annual Cost £1722.68
- * Construction - Laigne Easiform
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - Hardstand Parking
- * Broadband - Standard-Available, Superfast- Available, Ultrafast- Available
- * Mobile (voice) EE-Likely, Three-Likely, O2-Likely, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-Likely, O2-Limited, Vodafone-Limited
- * Flood Risk - Very Low Risk


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Total Area: 87.2 m² ... 939 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(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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