



90 BELLINGHAM CRESCENT

PLYMPTON, PLYMOUTH, PL7 2QP

GUIDE £210,000
FREEHOLD

A well presented mid terraced property with the benefits of double glazing, gas central heating, enclosed rear gardens and a garage. The house has accommodation comprising of 2 good sized bedrooms, family bathroom, lounge and kitchen/diner. A viewing is highly recommended.



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- Well Presented Terraced House
- 2 Bedrooms and Bathroom
- Lounge, Kitchen/Diner
- GCH and uPVC DG
- Good sized Enclosed Rear Gardens
- Garage



Entrance:

uPVC door into:

Hallway:

Stairs to first floor, door through to:

Lounge: 4.17m x 3.24m (13'8" x 10'7")

(At widest points) Radiator, window to the front and understairs recess. Coved ceiling and door through to:

Kitchen/Diner: 4.2m x 2.78m (13'9" x 9'1")

Range of grey base and wall mounted units with tiled splashbacks. Bowl and a half sink unit, space for cooker and washing machine. Inset downlighters, radiator, window and French style doors to the rear.

Landing:

Access to loft space, doors to:

Bedroom 1: 4.2m x 3.23m (13'9" x 10'7")

(at widest point). Built in cupboard and wardrobes. Radiator and twin windows to the front elevation.

Bedroom 2: 3.75m x 2.27m (12'3" x 7'5")

Radiator and window to the rear overlooking the garden.

Bathroom:

White suite comprising panelled bath with

electric shower over. Wash hand basin and low level wc with recessed cistern. Towel radiator and window to the rear.

Outside:

To the front of the property is a small garden area. To the rear of the house there is a patio with block built storage shed, steps lead up to a decked area, further leads to another patio area and finally a further decked area with further storage shed.

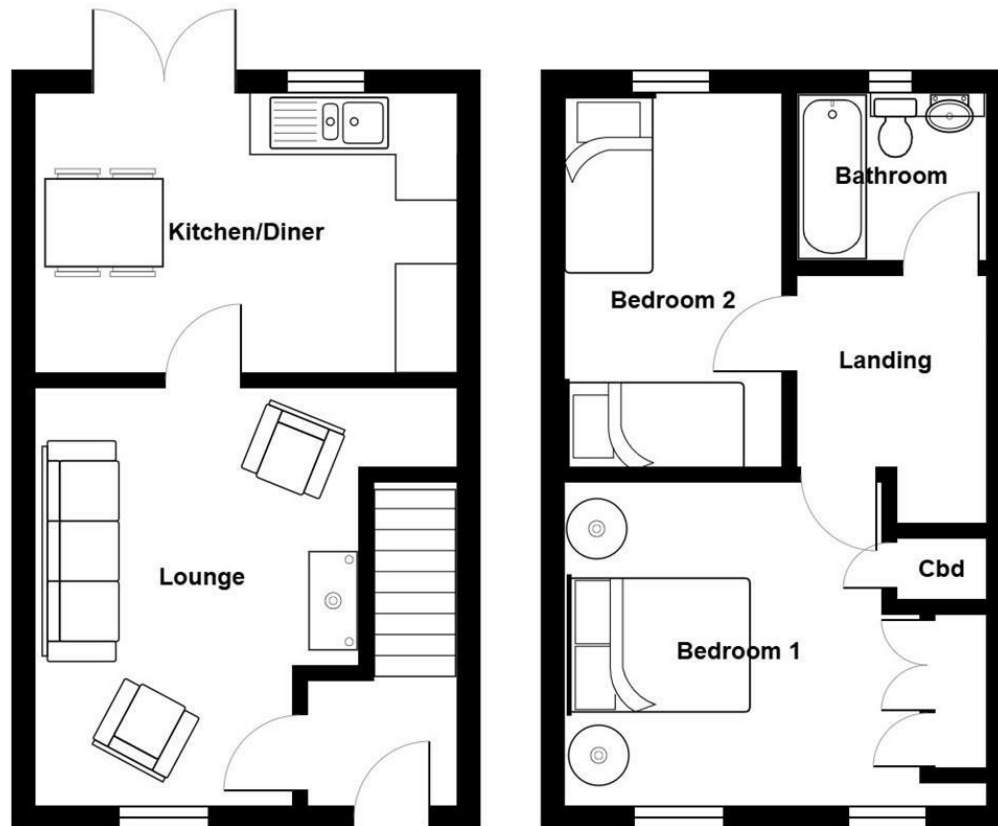
Garage:

Located in a nearby block with up and over door.


Material Information:

- * Council Tax Band - B Annual Cost £1,722.68
- * Construction - Standard
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - On Street and Garage
- * Broadband - Standard-Available, Superfast N/A, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Likely
- * Mobile (data) EE-Limited, Three-Limited, 02-Limited, Vodafone-Limited
- * Flood Risk - Very Low Risk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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