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£290,000 FREEHOLD

An immaculately presented 4 bedroomed terraced house, open plan living to the ground floor, 2 modern Jack and Jill en-suites, highly energy efficient, UPVC triple glazing

ECO WAY, ROBOROUGH, PLYMOUTH



PROPERTY DETAILS

A highly energy efficient 4 bedrooed terraced house, located in the popular Eco Homes development in Roborough. Arranged over 3 floors and providing open plan living to the ground floor, this property offers plenty of space for a growing family! Located within walking distance to local Supermarkets, vets, schools and nurseries, and a short drive to Derriford Hospital and Dartmoor National Park. Holding the remainder of a 10 year NHBC warranty, solar panels, airtight construction, high efficiency boiler, low cost utilities, triple glazed windows and an air circulation system. The accommodation comprises of spacious entrance hall, modern fitted cloakroom, open plan lounge/kitchen/dining room, 4 bedrooms (2 with modern Jack and Jill en-suites), useful study area to the first floor, French doors leading to an enclosed rear garden and 2 parking spaces belonging to the property.

COUNCIL TAX BAND – D
EPC - A

Coloured front door with glazed panel to;

ENTRANCE HALL

Radiator, stairs to first floor, door to cloakroom, storage cupboard, Karndean flooring runs throughout the ground floor. Doors lead off the entrance hall giving access to all ground floor rooms.

CLOAKROOM

Radiator, White low level WC and wash hand basin, tiled wood effect flooring, half tiled walls.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

LOUNGE/DINING ROOM

13'4 x 12'11 (4.06m x 3.95m)

UPVC triple glazed French doors leading to the rear garden, panelled radiator, large under stairs storage cupboard, Karndean flooring, ceiling spotlights.

KITCHEN

13'3 x 7'2 (4.05m x 2.20m)

Modern fitted white shaker style base and eye level units with stainless steel handles, wood effect worktops, stainless steel sink and tap, fitted oven and 4 ring gas hob with extractor canopy over, cupboard housing a wall mounted boiler providing hot water and central heating, integrated dishwasher, integrated washing machine, integrated fridge freezer, Karndean flooring, ceiling spotlights, radiator, UPVC triple glazed window to front elevation.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms, radiator. Useful study area with UPVC triple glazed window to front elevation. Stairs to second floor.

BEDROOM TWO

14'3 x 9'8 (4.35m x 2.94m)

2 UPVC triple glazed windows to rear elevation, radiator, built-in double wardrobe. Door to;

BATHROOM

Jack and Jill en-suite bathroom. White suite comprising panelled bath with fully tiled surround, shower attachment and glazed shower screen, wash hand basin and low level WC with tiled surround, stainless steel ladder style radiator, ceiling spotlights, tiled flooring.

BEDROOM FOUR/OFFICE

9'8 x 7'2 (2.95m x 2.19m)

UPVC triple glazed window to front elevation, radiator.

SECOND FLOOR

LANDING

Doors lead off the landing providing access to all further rooms.

MASTER BEDROOM

14'3 x 9'8 (4.35m x 2.94m)

High vaulted ceiling. UPVC triple glazed window to rear elevation with far reaching views, radiator, door to;

SHOWER ROOM

Jack and Jill en-suite shower room. Double walk-in shower enclosure with fully tiled surround, low level WC and wash hand basin with tiled surround, stainless steel ladder style radiator, tiled flooring, ceiling spotlights.

BEDROOM THREE

14'3 x 9'8 (4.35m x 2.95m)

High vaulted ceiling. UPVC triple glazed window to front elevation, radiator.

OUTSIDE

To the rear of the property is a paved patio area with fencing for privacy, metal gate with steps leading to a lower level garden, mainly laid to lawn and enclosed with fencing. Pathway and steps leading to a wooden gate, providing rear access. The property also benefits from solar panels. To the front of the property is a timber bin store and tiled pathway leading to the front door. A tarmac driveway providing off-road parking for 1 car, plus an additional parking space 100 yards from the property.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

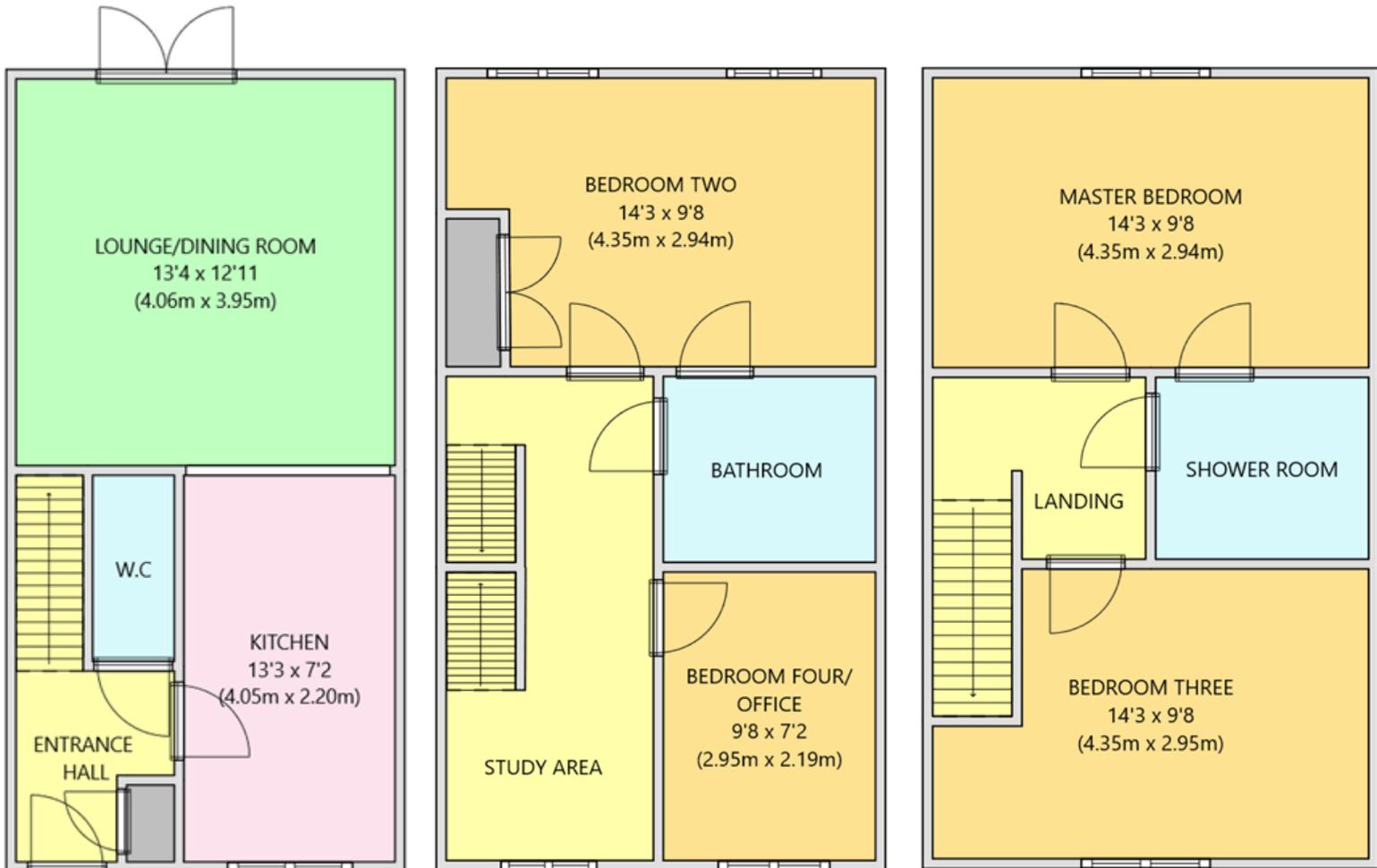
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Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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