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£240,000 FREEHOLD

**A modern and spacious three bedroomed end terraced property, no onward chain,
superb views across the River Tamar, Torpoint and Cornwall beyond**

CORNWALL STREET, DEVONPORT, PLYMOUTH



PROPERTY DETAILS

'Gun Wharf' was built in 2006 by the reputable developer Midas Homes and has been recognised as a multi-award winning development since completed. Situated within the modern and cobbled development is this charming three bedroomed end terraced townhouse, which is being offered to the market chain free. The internal living accommodation of this home is generously proportioned, being arranged over three floors, comprising entrance hall, lounge, kitchen/dining room, inner hall, downstairs cloakroom, three double bedrooms, family bathroom, store room, a low maintenance garden to the rear, wooden double glazing and gas central heating. The upper levels enjoy superb views of the River Tamar, Torpoint and Cornwall beyond. The position of the property is just a short walk from an excellent host of amenities, schools, Devonport Park and provides easy access to the historic Royal William Yard and Devils Point.

Council tax band – B
EPC - C

Wood panelled door to;

ENTRANCE HALL

Stairs to first floor, panelled radiator, wood laminate flooring throughout the ground floor, doors lead off the hallway providing access to;

LOUNGE

13'4 x 10' (4.07m x 3.06m)

Ornate flame effect electric fire, wood laminate flooring, 2 wooden double glazed windows to front and side elevation, panelled radiator.

KITCHEN/DINING ROOM

15'10 x 11'11 max narrowing to 8'8 (4.85m x 3.64m narrowing to 2.65m)

An L shaped room. The kitchen is well fitted with a range of cream base and eye level storage cupboards, granite effect worktops, inset one and a half bowl single drainer sink unit with mixer tap, integrated oven and 4 burner gas hob with extractor canopy over and tiled surround, integrated fridge freezer, integrated washer dryer, wall mounted Worcester boiler providing hot water and central heating, wood laminate flooring, panelled radiator, built-in storage cupboard under stairs, wooden double glazed window to side elevation, door to;

INNER HALL

Wood laminate flooring, panelled radiator, half double glazed door providing access to the garden. Further door to;

CLOAKROOM

White suite comprising low level WC, pedestal basin with tiled surround, panelled radiator, opaque wooden double glazed window to side elevation.

FIRST FLOOR

LANDING

Stairs to second floor, panelled radiator, built-in linen cupboard with fitted shelving, doors lead off the landing providing access to all first floor rooms. Double glazed window to front elevation enjoying views across the River Tamar to Torpoint and Cornwall beyond.

BEDROOM TWO

13'5 x 10'4 (4.10m x 3.15m)

Wood laminate flooring, panelled radiator, fitted full length wardrobe unit, wooden double glazed windows to front elevation.

BEDROOM THREE

8'9 x 8'5 (2.68m x 2.58m)

Wood laminate flooring, panelled radiator, wooden double glazed window to rear elevation with glimpses of the River Tamar.

BATHROOM

White suite comprising panelled bath with electric shower over, fully tiled surround, pedestal basin, low level WC, heated towel rail, half tiled walls, shaving socket, extractor fan, opaque wooden double glazed window to rear elevation.

SECOND FLOOR

LANDING

Access to loft space, wooden double glazed window to front elevation enjoying pleasant views towards the River Tamar, Torpoint Ferry and Cornwall beyond.

STORE ROOM

15'8 x 8'8 (4.78m x 2.64m)

An excellent room ideal for storage or potential for 4th bedroom (subject to velux windows being installed). We understand from the management company that this would be permissible.

MASTER BEDROOM

13'5 x 11'4 (4.08m x 3.46m)

Wood laminate flooring, vertical radiator, wooden double glazed windows to front elevation, fitted wardrobe unit.

OUTSIDE

To the rear of the property is a paved patio area with cast iron railings and steps leading to a further decked area with gravelled boarders. There is a pedestrian gate providing access on to the service road. Useful cold water tap.

AGENTS NOTE

We understand that there is a management company and a yearly service charge for the maintenance and upkeep of the development.

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)

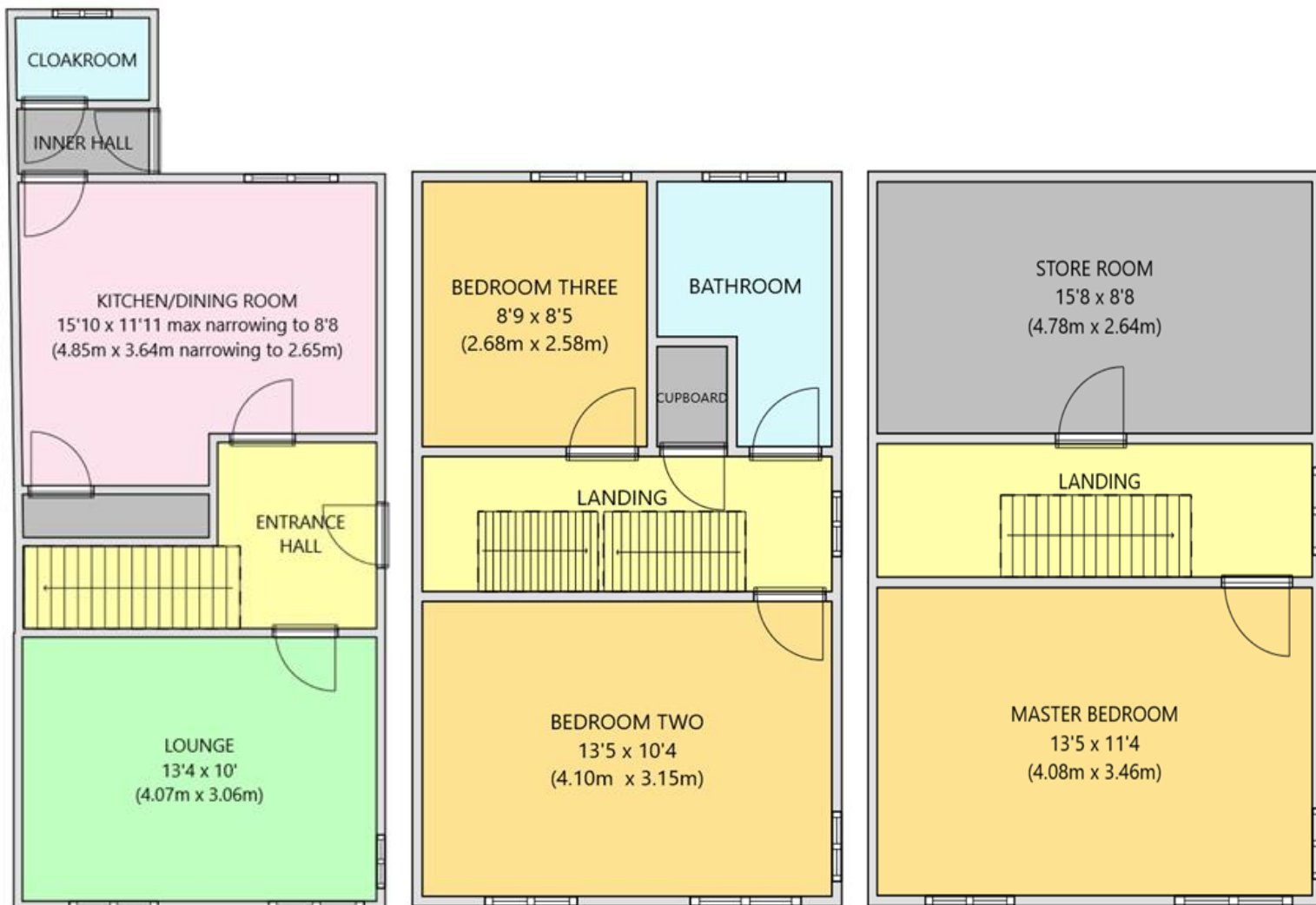
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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



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

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