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£280,000 FREEHOLD

A modern 3 bedroom eco-friendly house, spacious accommodation, master bedroom with en-suite, enclosed low-maintenance rear garden and 2 off-road parking spaces

ECO WAY, ROBOROUGH, PLYMOUTH



PROPERTY DETAILS

A spacious and modern 3 bedroom eco-friendly house in the popular residential area of Roborough, being sold with the benefit of having owned solar panels, UPVC triple glazing, airtight construction, air circulation system and a high efficiency boiler, making this a great energy efficient home with low cost utilities. The location of the property is perfectly positioned, close to local supermarkets, Derriford Hospital, schools, Dartmoor National Park, George Junction Park and Ride via Tavistock Road and Derriford Retail Park.

The ground floor accommodation offers a modern cloakroom and open plan living, making the lounge/kitchen/dining room the perfect place to entertain family and friends. The first floor boasts a master bedroom with en-suite shower room, 2 additional bedrooms and a modern family bathroom. To the front there is an off-road parking space and an additional parking space 100 yards from the property. At the rear of the property, there is an enclosed low-maintenance garden with a paved patio, astroturf lawn and sundeck area, the ideal outdoor space for the warm summer months.

**COUNCIL TAX BAND – B
EPC – A**

Solid door to;

ENTRANCE HALL

Stairs to first floor, panelled radiator, wood laminate flooring, door to open plan kitchen/dining room/living room, door to;

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin, part tiled walls, opaque UPVC triple glazed window to front elevation.

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM

The kitchen area comprises of a range of white shaker style base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven and 4 burner gas hob with glass splashback and extractor canopy over, a range of integrated appliances incorporating fridge and freezer, dishwasher and washing machine, ceiling spotlights to kitchen. A peninsula breakfast bar unit divides the kitchen from the living area with 2 panelled radiators, built-in storage cupboard under stairs with electric light, wood effect flooring, UPVC triple glazed French doors to rear elevation, UPVC triple glazed window to front elevation.

FIRST FLOOR

LANDING

Built-in storage cupboard, doors lead off the landing providing access to all first floor rooms.

MASTER BEDROOM

Built-in wardrobe and storage cupboard, 2 UPVC triple glazed windows to rear elevation, panelled radiator, door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with mixer shower, low level WC, wash hand basin, half tiled walls, ceiling spotlights, extractor fan, chrome ladder style radiator, tile effect flooring.

BEDROOM TWO

Panelled radiator, UPVC triple glazed window to front elevation.

BEDROOM THREE

Panelled radiator, UPVC triple glazed window to front elevation.

FAMILY BATHROOM

Modern white suite comprising panelled bath with fully tiled surround and mixer shower over, glazed shower screen, low level WC, wash hand basin, heated towel rail, half tiled walls, tile effect flooring.

OUTSIDE

To the front of the property is a timber bin store, tiled pathway leading to the front door, a useful outside tap, tarmac driveway providing off-road parking for 1 car plus additional parking space 100 yards from the property. To the rear of the property is an enclosed low maintenance garden, with a paved patio and astroturf lawn, useful outside tap and garden shed. Steps leading to a raised sundeck area and a pedestrian gate providing access on to the rear service lane. The property has the added benefit of being sold with owned solar panels.

AGENTS NOTE

We understand from the sellers that there is a service/maintenance charge of approx £300 per annum.

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)

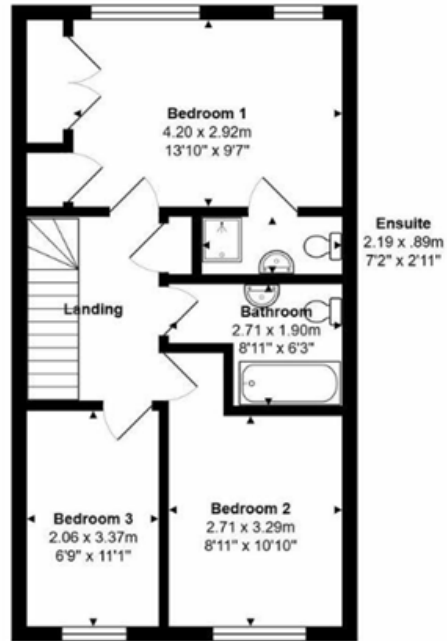
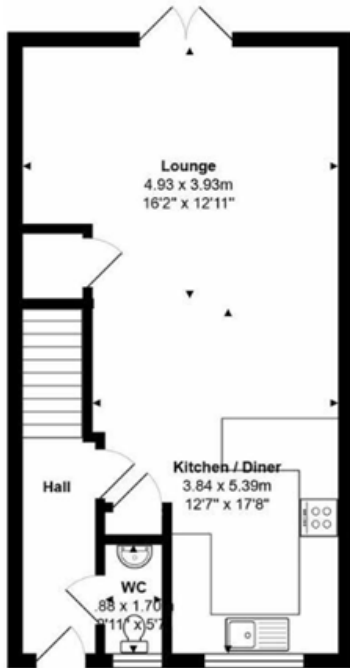
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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



Ground Floor

First Floor

Total Approximate Area - 93.5 m² ... 1006 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A	101 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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