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**£165,000 FREEHOLD**

**A spacious semi-detached family home, modern high gloss kitchen, 2 reception rooms,  
partial views of the Estuary to the front, good sized rear garden and no onward chain**

**POOLE PARK ROAD, ST. BUDEAUX, PLYMOUTH**



## **PROPERTY DETAILS**

**A semi-detached 3 bedroom family sized property located in St. Budeaux, being sold with no onward chain. The accommodation on offer is spacious and comprises of lounge, modern grey high gloss kitchen and separate dining room, 2 double bedrooms and 1 single bedroom. Good sized tiered rear garden, and partial views across the estuary to the front. The property benefits from double glazing and gas central heating.**

**COUNCIL TAX BAND – B  
EPC – C**

### **FRONT**

The front of the property is approached a grassed bank with steps and handrail leading to front door. The property is fitted with an Entrance Porch, comprising of a set of French doors, and inner front door to entrance hallway.

### **LOUNGE**

**13'4 x 12'1 (3.7m x 4.1m)**

Painted walls, picture rail, Artex ceiling, inset fireplace with wooden mantle over, upvc double glazed window to front.

### **KITCHEN**

**8'5 x 8'5 (2.6m x 2.6m)**

Fitted with a range of high gloss grey wall and floor units, grey tiled walls, black worktops, inset sink and drainer with mixer tap, inset electric oven with hob over, stainless steel extractor fan, space for washing machine, tile effect flooring, UPVC double glazed window to rear and side elevation, door to;

### **DINING ROOM**

**9'8 x 9'5 (3.00m x 2.9m)**

Painted walls carpeted flooring, picture rail, Artex ceiling, UPVC window and door to rear garden.

### **STAIRS TO 1<sup>ST</sup> FLOOR**

### **LANDING**

Doors lead to all bedrooms, WC and bathroom.

### **BEDROOM ONE**

**12'1 x 9'5 (3.7m x 2.9m)**

UPVC double glazed window to front elevation with estuary views, radiator, painted walls and carpeted flooring.

### **BEDROOM TWO**

**10'4 x 9'5 (3.2m x 2.9m)**

UPVC double glazed window to rear elevation with estuary views, radiator, painted walls and carpeted flooring.

### **BEDROOM THREE**

**8'5 x 8'5 (2.6m x 2.6m)**

UPVC double glazed window to front elevation with estuary views, radiator, painted walls and carpeted flooring.

**SHOWER ROOM**

Single sized shower cubicle with wall mounted shower, wash hand basin, opaque window to rear elevation.

**SEPARATE WC**

Low level fitted WC, UPVC window to rear elevation.

**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)

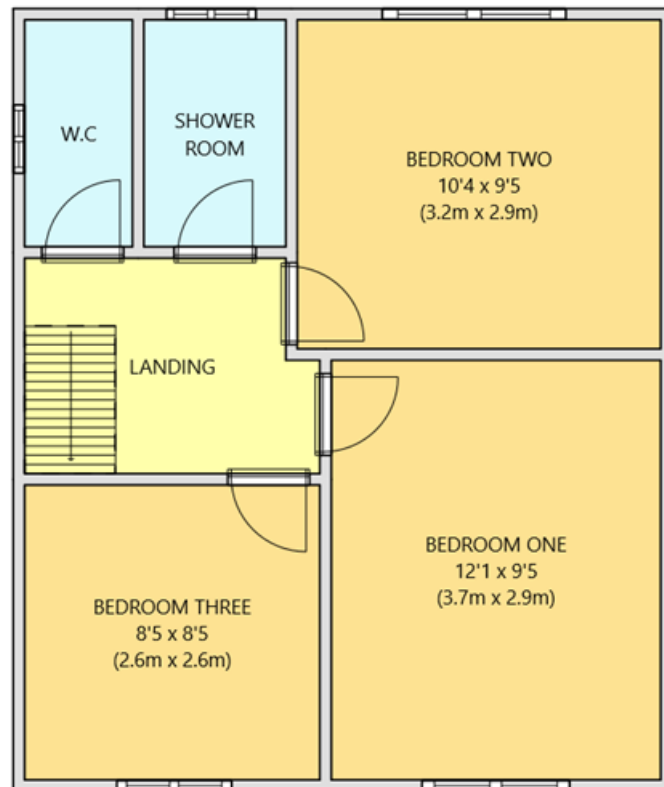
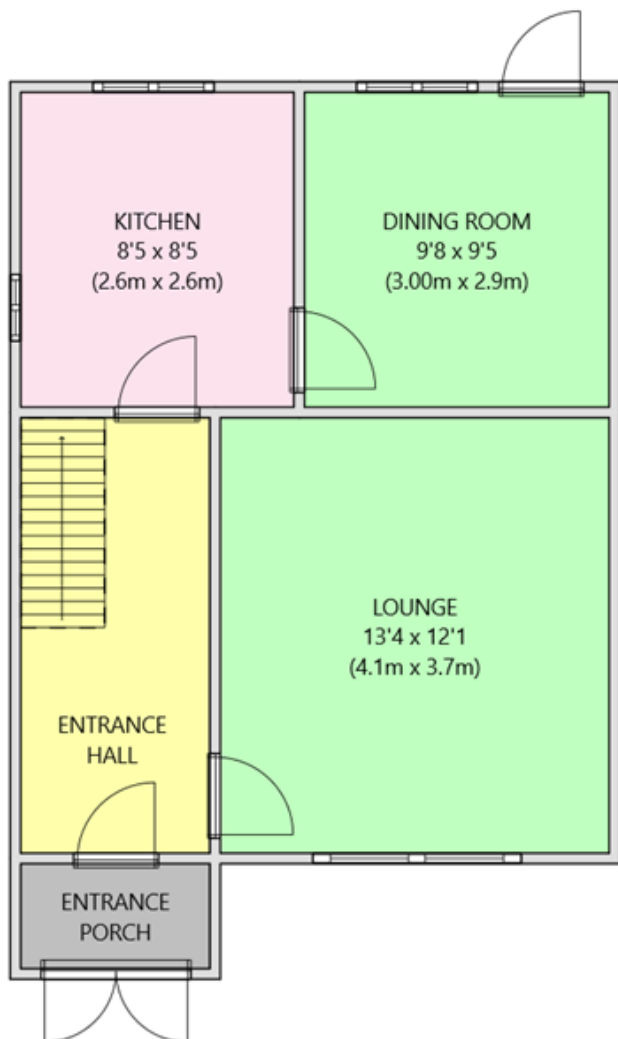
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Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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