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£210,000 FREEHOLD

An extremely well presented and extended 2 double bedroom mid-terraced house, larger than average accommodation, level rear garden, double glazed and centrally heated
CHALLOCK CLOSE, THORNBURY, PLYMOUTH

EPC – C



PROPERTY DETAILS

A fantastic and extremely well presented, 2 bed EXTENDED home in the sought after area of THORNBURY. The LOCATION is known for great SCHOOLS, accessibility to the A38, transport links, DERRIFORD HOSPITAL, Dartmoor and PARK & RIDE facilities. This property is a real gem, with its presentation at a good standard, and been sympathetically extended to the rear to provide larger than average accommodation to the ground floor, with an abundance of uses for a growing family. The property also benefits from a beautifully fitted kitchen and family bathroom, 2 double bedrooms, and a sunny rear level garden, it has everything to offer for those looking for something a little bigger, in a prime location. You will not be disappointed.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE PORCH

Tiled worksurfaces with recess under, space for washing machine and tumble dryer, ceramic tiled flooring Opaque UPVC double glazed window to front elevation. Storage cupboard, Natural pine glazed door to;

ENTRANCE HALL

Stairs to 1st and lower ground floors, natural pine glazed door to;

KITCHEN

3.14m x 3.0m

Modern fitted kitchen with cream eye level and low level units with wood effect worktops, inset 1 and a half bowl stainless sink and drainer and fitted mixer tap, recess with plumbing for dishwasher, integrated double oven with 4 ring induction hob, stainless splashback, extractor canopy over. Fitted pantry cupboard, space for fridge freezer, radiator, wood effect vinyl flooring, UPVC double glazed window to front elevation.

LOWER GROUND FLOOR

LOUNGE/DINER

LOUNGE AREA

5.0m x 2.9m

Engineered wood flooring, radiator, built in understairs storage cupboard, fitted media unit, arch to;

DINING ROOM (extension)

3.3m x 2.7m

Radiator, engineered wood flooring, UPVC double glazed window to rear elevation, Skylight window, UPVC double glazed French doors providing access to rear garden.

1ST FLOOR

LANDING

Strip wood doors providing access to all 1st floor accommodation.

BATHROOM

Modern suite comprising paneled bath, vanity basin, low level wc, Fitted tiled shower cubicle with wall mounted electric shower, part tiled walls, heated towel rail, tiled flooring, opaque UPVC double glazed window to rear elevation.

Stairs to half landing, door leading to;

BEDROOM 2

2.9m x 2.5m

Radiator, UPVC double glazed window to rear elevation

MAIN LANDING

Built in airing cupboard housing the boiler, radiator, useful shelving.

BEDROOM 1

4.00m x 3.00m

Radiator, UPVC double glazed window to front elevation, fitted wardrobe unit, adjacent dressing table, further built in eaves storage.

OUTSIDE

To the front there is a raised garden area with path to the front door. The rear garden is completely enclosed, and laid to lawn. Offering a good deal of privacy and seclusion with surrounding flower beds. A path divides the lawn to give access to 2 x block built storage sheds, and useful timber shed. Pedestrian gate to rear service path. Located at the end of a small terrace there is a single car hardstand.

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)

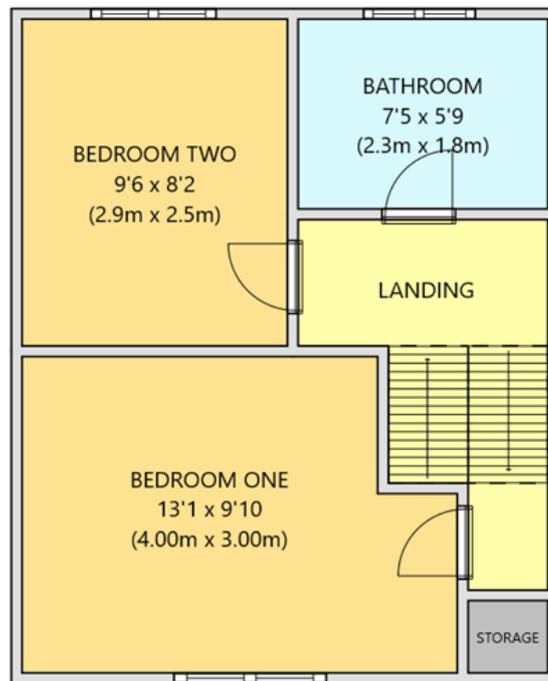
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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