



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£175,000 FREEHOLD

A spacious three bedroom period property, 2 reception rooms, fitted kitchen, good sized bathroom, enclosed courtyard garden, UPVC double glazed and gas central heating

EDGAR TERRACE, LIPSON, PLYMOUTH

EPC – D



PROPERTY DETAILS

This spacious and versatile three bedroom period property is situated close to Mutley Plain, Plymouth City Centre and provides easy access on to the A38. The property offers good sized accommodation throughout and would make a great family home or first-time buy purchase due to its location being so convenient. Internally the accommodation comprises of an entrance vestibule, entrance hall, bay fronted lounge, separate dining room, fitted kitchen, bathroom, three bedrooms (two doubles and one single) and a useful side passage way. Externally to the rear there is an enclosed and tiered courtyard garden. Other benefits include some original features, being fully double glazed and centrally heated.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE

Original tiled flooring, glazed panelled door to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, wood laminate flooring, doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE

15'8 into bay x 12'1 (4.78m x 3.70m)

Ornate fire surround with inset living flame coal effect gas fire on raised marble hearth, panelled radiator, dado rail, coving to ceiling, UPVC double glazed bay window to front elevation.

DINING ROOM

12'1 x 10' (3.68m x 3.05m)

Panelled radiator, dado rail, wood laminate flooring, UPVC double glazed French doors to the rear courtyard.

KITCHEN

10'5 x 7'6 (3.19m x 2.30m)

Range of fitted shaker style eye level storage cupboards in cream with granite effect roll top working surfaces, inset one and a half bowl, single drainer, stainless steel sink unit with mixer tap, integrated oven and four burner gas hob with extractor canopy over, fully tiled walls, recess with plumbing for a washing machine, space for an upright fridge/freezer, built-in storage cupboard housing wall-mounted gas boiler providing hot water and central heating, UPVC double glazed windows to rear and side elevation.

FIRST FLOOR

LANDING

Built-in linen cupboard, radiator, access to loft space, UPVC double glazed window to rear elevation.

BATHROOM

7'7 x 7'6 (2.31m x 2.29m)

Coloured suite comprising panelled bath, pedestal basin, low level WC, panelled radiator, built-in shower cubicle with electric shower, fully tiled walls, opaque UPVC double glazed window to rear elevation.

BEDROOM ONE

12'7 x 12'7 (3.84m x 3.84m)

Panelled radiator, 2 built-in wardrobes, UPVC double glazed window to front elevation.

BEDROOM TWO

12' x 13'1 into wardrobe recess (3.66m x 4.01m)

Panelled radiator, dado rail, coving to ceiling, fitted full length wardrobe unit comprising 2 double wardrobes with sliding doors and storage cupboards over, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'10 x 5'3 (2.71m x 1.61m)

Panelled radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is a good sized terraced enclosed courtyard garden with steps running along 1 side, providing access to 2 raised gravelled patio areas. A door provides access along the side passage for access to the front of the property with a further door giving access on to the front garden. There is also a pedestrian door from the hallway giving access to the same passage.

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)

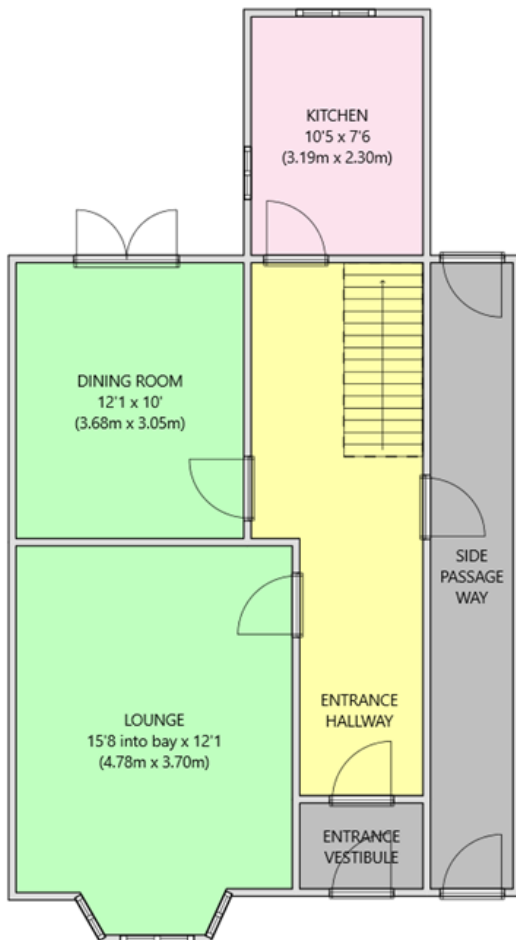
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook -
swiftstateagents

