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£210,000 FREEHOLD

**A well-presented three bedroom mid-terraced house, a modern fitted kitchen and bathroom, single garage in a nearby block, double glazed and centrally heated
WALCOT CLOSE, THORNBURY, PLYMOUTH**



PROPERTY DETAILS

The perfect starter home for first-time buyers with a garage in block, good sized front and rear gardens and a modern fitted kitchen and bathroom. A well-presented three bedroom mid-terraced house situated in the popular residential area of Thornbury, providing easy access to Derriford Hospital, Plymbridge Woods, schools, local amenities, good transport links and the A38. The accommodation internally comprises of an entrance porch, spacious lounge/dining room, a modern fitted kitchen and bathroom and three bedrooms (two doubles and one single). The property also benefits from being double glazed and centrally heated.

COUNCIL TAX BAND – B
EPC – TBC

UPVC half glazed door and side panel to;

ENTRANCE PORCH

Fitted cupboard housing the fuse box, which was updated by the current owner in 2016. Glass panelled door to;

LOUNGE/DINING ROOM

17'7 x 13'6 (5.37m x 4.12m)

UPVC double glazed window to front elevation, 2 radiators, ample space and storage, stairs to first floor with recess area under. Glass panelled door to;

KITCHEN

13'6 x 8'2 (4.12m x 2.50m)

A modern high gloss fitted kitchen with base and eye level storage cupboards and drawers, wood effect worktops, fitted Lamona single oven with 4 ring induction hob, inset single bowl single drainer stainless steel sink and tap, wall mounted Worcester boiler providing hot water and central heating (installed in 2016 and last serviced in January 2025), UPVC double glazed window to rear elevation, space for fridge freezer, space for a washing machine, space for a tumble dryer, luxury LVT flooring, UPVC sliding patio doors leading out to the rear garden.

FIRST FLOOR

LANDING

Access to insulated loft space. A useful airing cupboard with shelving. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'6 x 8'7 (4.12m x 2.60m)

2 UPVC double glazed windows to front elevation, radiator, recessed storage and hanging.

BEDROOM TWO

10'3 x 7'7 (3.12m x 2.30m)

UPVC double glazed window to rear elevation, radiator.

BATHROOM

7'7 x 7'0 (2.30m x 2.14m)

Updated by the current owner in 2016. A modern white suite comprising panelled bath with fully tiled surround and glass shower screen, mixer taps and Triton shower over, sink with vanity cupboard under, low level WC with tiled surround, heated towel rail, extractor fan.

BEDROOM THREE

7'6 x 6'0 (2.27m x 1.82m)

Radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property is a pathway leading to the front door and a front garden which is mainly laid to lawn with shrubs. To the rear of the property is a good-sized rear garden, offering a good deal of privacy and seclusion with wooden fencing, being mainly laid to lawn and a paved patio area. A pathway running through the centre of the garden leading to a wooden gate. A useful block-built shed providing storage for garden equipment. Situated just a stones throw from the property is a single garage in a nearby block, with a new garage door.

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)

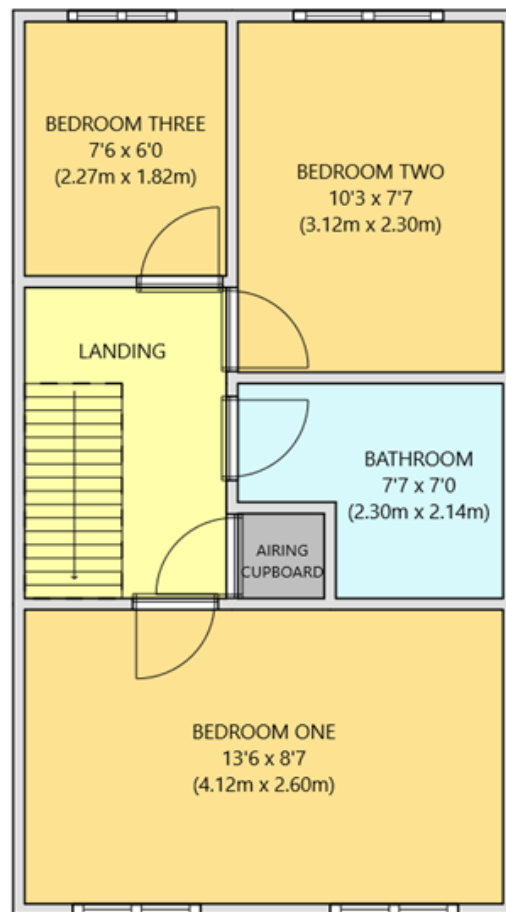
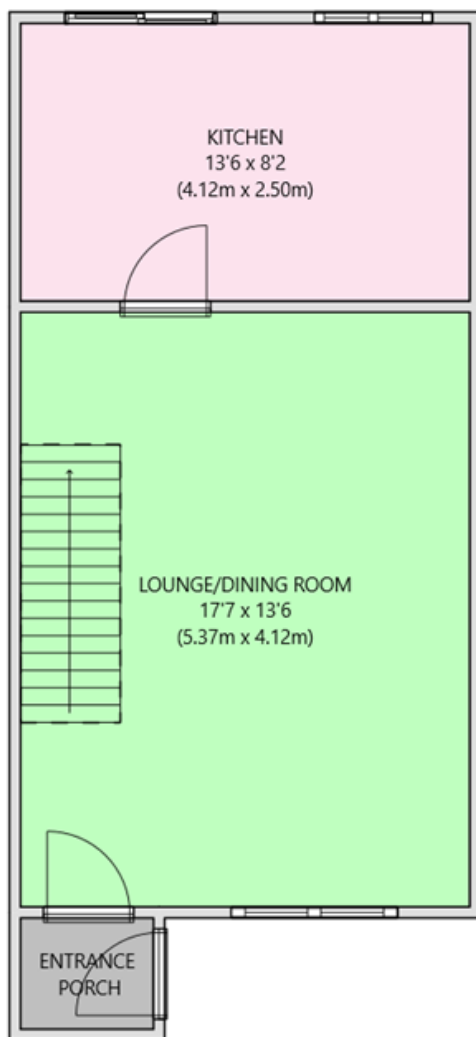
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