



Erme Gardens
Efford
PL3 6JP

Offers Over £230,000

LUKE BOON

POWERED BY
exp UK



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	TBC	66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Graph

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Erme Gardens is a quiet cul-de-sac in the heart of Efford. Complete with a residents parking area, Erme Gardens is located close to High View Primary School, OFSTED Outstanding, and Torrige Way Shopping Centre. There are local parks and green spaces located close by, plus a bus route which leads into the City Centre and Mutley Plain.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into the entrance hall, which has doors into the lounge, kitchen/dining room and has stairs up to the first floor. There is a handy storage cupboard under the stairs.

The lounge has a large bay window to the front elevation giving views over the River Plym. There is a feature fireplace and space for a range of furniture.

The kitchen has a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances. There are dual aspect windows and doors which overlook and give access to the gardens. The kitchen has a walkway through to the dining room, which gives a real open plan feel.

The dining room is a good size with patio doors which lead out to the conservatory. The conservatory has a patio door which opens onto the rear garden and has a tiled floor and windows to the side elevation. There is space for a bistro table and chairs. Upstairs, the first floor landing gives access to all three bedrooms and the shower room. There is a loft hatch and a window to the side elevation.

The main bedroom is at the front of the property and has a range of fitted wardrobes providing excellent storage space. There is a feature fireplace and a window to the front elevation which has views over the River Plym and out towards Plymouth Sound.

Bedroom two is a good double size and has views over the rear garden. Bedroom three is a large single with a built in wardrobe providing storage space. The shower room is a good size, with a shower cubicle, large cupboard which houses the combi boiler, a low level w/c and a hand wash basin with a storage cupboard under. There are two obscured windows to the side elevation and tiled splash backs to finish.

Externally, there is off road parking for one vehicle. There are steps up to the front door and a gate which gives access to the side and rear gardens.

The rear garden has been landscaped and is full of mature plants, shrubs and bushes. There are multiple seating areas which are all hard paved.

The property has a large outside store, which has previously been used as a workshop.

Tenure & Services

Tenure - Freehold

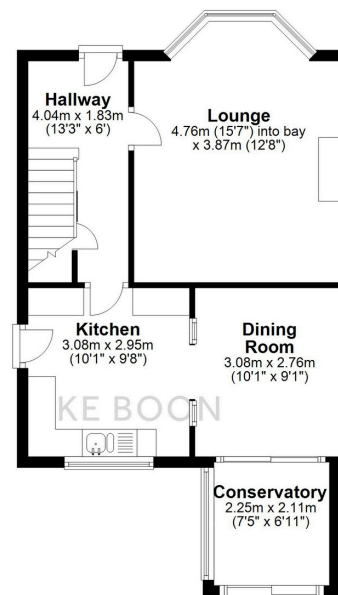
Services - Mains Water, Drainage, Electricity & Gas - Connected to Broadband

EPC - TBC

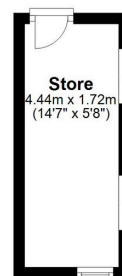
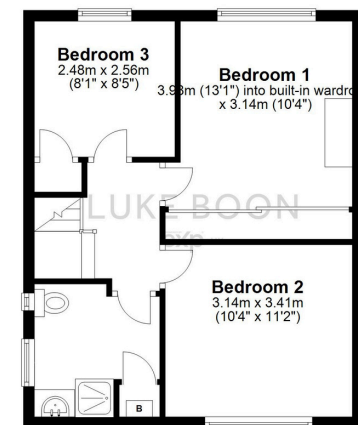
Council Tax Band - B

Laing Easy Form Construction - Mortgageable - Please Enquire For More Information

Ground Floor
Approx. 54.9 sq. metres (590.5 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 96.7 sq. metres (1041.2 sq. feet)

Erme Gardens, Efford, Plymouth