



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

VALIDATION CERTIFICATE

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 requires estate agents to ensure that sales particulars are true and accurate. If the draft sales particulars are inaccurate in any way please return them with any necessary amendments. If any of the information in the sales particulars change in the future it is important you notify us.

Please sign this confirmation as soon as possible, as we will not be able to market your property until we receive this form back and signed by you.

NAME AND ADDRESS OF SELLER(S)

DATE:

SIGNATURE:

Lower Ridings, Plymouth
£200,000

Chase 
Buchanan

24 Lower Ridings Plymouth, PL7 5LE

Discover the allure of this exceptional two-bedroom end of terrace house nestled within a sought-after, semi-rural estate, presenting an enticing opportunity for discerning buyers.

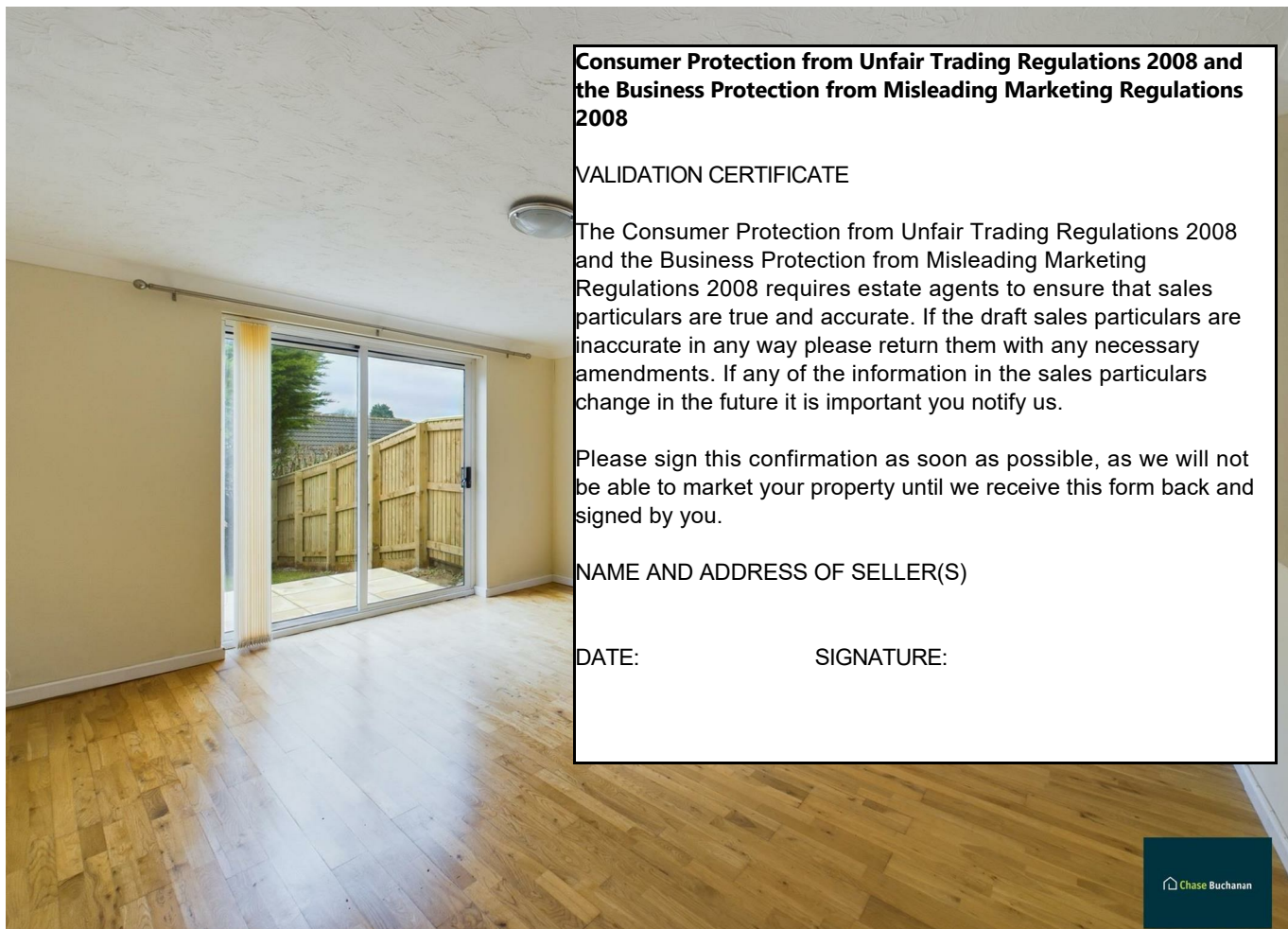
Step through the entrance hallway into a well-appointed kitchen, where modernity meets functionality. Featuring an array of wall and base units, a sleek worktop, and integrated appliances including an electric oven and gas hob, this space is designed to inspire culinary creativity. With provisions for a washing machine and fridge/freezer, convenience is paramount.

Continuing through the hallway, a door unveils the spacious living room/diner, adorned with real wood flooring and bathed in natural light streaming through double glass paned sliding doors that offer picturesque views of the rear garden. Escape to the tranquility of the fully enclosed garden, boasting a lush lawn area and a patio perfect for alfresco dining, all while enjoying privacy ensured by its non-overlooked design. A side gate provides convenient access to the garden from outside, enhancing outdoor living.

Ascend to the first floor to discover two generously proportioned double bedrooms, offering comfort and tranquility. The larger of the two bedrooms features built-in storage, catering to organizational needs with ease. The adjacent bathroom exudes elegance with its three-piece suite, comprising a low-level WC, wash hand basin, and bath, complemented by a window allowing natural light to filter in, creating a serene ambiance.

Further enhancing the appeal of this property, two allocated parking spaces await directly in front, ensuring hassle-free parking arrangements.

Whether you're a first-time buyer, downsizer, or savvy buy-to-let investor, this property promises an exceptional opportunity to embrace a lifestyle of comfort and convenience. Don't miss the chance to make this your new home—schedule a viewing today and seize the moment!



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- Sought after semi-rural residential area
- Offered no-onward chain
- 2-double bedrooms
- 2 allocated off-road parking spaces
- Enclosed private rear garden
- Living room/diner
- Separate kitchen
- End of terrace house



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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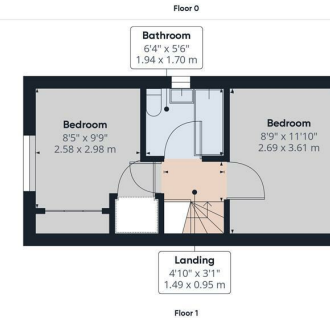
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Approximate total area*
544.27 ft²
50.56 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFTEK

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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