01803 897321



## Kintyre Close, TQ2 7BQ

Guide Price £180,000



















SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to Mr Mortgages. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via Simply Conveyancing. Should you decide to use this service we will receive a fee of £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via Index Property information. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Semi-Detached House
- 2 Double Bedrooms
- Sought After Location
- Ideal First-Time Buy or Investment
- · Council Tax Band C

- NO ONWARD CHAIN
- Driveway Parking
- Enclosed Rear Garden
- Close to Schools & Wren Retail Park
- EPC C



The lounge/diner is a good size, bright and breezy with a large storage cupboard and patio doorsto the garden. The kitchen has wall, base and drawer units, gas four ring hob and electric oven, space's for fridge/freezer and washing machine, sink with drainer, and gas combi boiler. Upstairs, both bedroom's 1 and 2 are good sized doubles. The bathroom has a panelled bathwith shower attachment, wash hand basin and low level WC. Outside to the front is parking fortwo cars. A gateway leads to the rear garden which is paved for low maintenance.

