



**Neath Road, Plymouth PL4 8TQ**

**welcome to**

**Neath Road, Plymouth**

**\*\*\* IMPRESSIVE 3 BEDROOM PERIOD HOME \*\*\***

A fantastic THREE BEDROOM terrace home with TWO RECEPTION ROOMS, a large KITCHEN with plenty of worktop and unit space, leading to the LOW MAINTENANCE rear garden. Call Fox & Sons today to arrange your viewing!!



### Lounge

13' 3" x 11' ( 4.04m x 3.35m )

Double Glazed Window to Front, Feature Fire Place

### Dining Room

12' 9" x 9' ( 3.89m x 2.74m )

Door To Enclosed Garden, Feature Fire Place

### Kitchen

9' 4" x 9' 4" ( 2.84m x 2.84m )

Mixture of wall and base units, Space for fridge freezer, Integrated washing machine and tumble dryer, Integrated oven, induction hob with overhead extractor fan, sink drainer, double glazed window to side

### Bedroom One

9' x 13' 2" ( 2.74m x 4.01m )

Double Glazed window to front, built in wardrobes

### Bedroom Two

12' 7" x 9' ( 3.84m x 2.74m )

Double Glazed window to rear

### Bedroom Three

8' 10" x 4' 9" ( 2.69m x 1.45m )

Double Glazed window to front



Total floor area 100.7 sq.m. (1,084 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/MUP107681](http://fox-and-sons.co.uk/Property/MUP107681)



welcome to

## Neath Road, Plymouth

- VICTORIAN MID TERRACE CHARACTERFUL PROPERTY
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CHARACTERFUL FEATURES THROUGHOUT THE PROPERTY

Tenure: Freehold EPC Rating: G

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MUP107681](https://fox-and-sons.co.uk/Property/MUP107681)



Property Ref:  
MUP107681 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01752 662777**



MutleyPlain@fox-and-sons.co.uk



28 Mannamead Road, Mutley Plain,  
PLYMOUTH, Devon, PL4 7AA



**fox-and-sons.co.uk**