



Linketty Lane West, Hartley Vale Plymouth PL3 5RX

welcome to

Linketty Lane West, Hartley Vale Plymouth

POTENTIAL TO IMPROVE IN HARTLEY VALE! A fantastic opportunity to acquire this THREE BEDROOM semi detached house, in a highly sought after residential location with NO CHAIN! With a garage and drive, and huge scope to remodel and improve we expect high interest, so please call us to arrange a viewing



Front Porch

Front facing upvc double glazed windows and door, built in storage cupboard.

Hallway

Side facing upvc double glazed window, radiator, understairs storage cupboard, telephone point.

Living Room

13' 1" max x 12' 8" max (3.99m max x 3.86m max)
Front facing upvc double glazed window, radiator, wall lighting, electric fire, TV and telephone point.

Dining Room

11' 11" max x 11' 3" max (3.63m max x 3.43m max)
Rear facing upvc double glazed windows and door, radiator.

Kitchen

13' 8" max x 7' 2" max (4.17m max x 2.18m max)
Side and rear facing upvc double glazed windows, fitted kitchen, matching wall and base units, work surface, tiling, gas oven and hob, cooker hood above, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, radiator.

Cloakroom/Wc

Side facing upvc double glazed window, low level WC, wash hand basin, tiling.

Conservatory

Landing

Side facing upvc double glazed window, loft hatch.

Bedroom One

13' 1" max x 11' 5" max (3.99m max x 3.48m max)
Front facing upvc double glazed window, radiator, fitted wardrobe.

Bedroom Two

12' 1" max x 11' 5" max (3.68m max x 3.48m max)
Rear facing upvc double glazed window, radiator, built in cupboards.

Bedroom Three

9' 2" max x 7' 3" max (2.79m max x 2.21m max)

Front facing upvc double glazed window, radiator, fitted wardrobe.

Bathroom

Two side facing upvc double glazed windows, bath, wash hand basin, low level WC, partial tiling, door through to closet housing gas central heating boiler and a radiator.

Agents Note

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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Linketty Lane West, Hartley Vale Plymouth

- Semi-detached house
- Three bedrooms
- Garage and driveway
- No onward chain
- In need of modernisation

Tenure: Freehold EPC Rating: E

offers in the region of

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107744 - 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.

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