









# 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"  $\max (3.99 \text{m max } x$  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.'





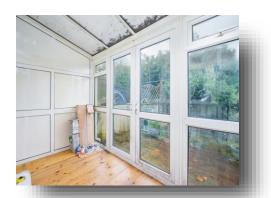
# **Linketty Lane West, Hartley Vale Plymouth**

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

Tenure: Freehold EPC Rating: E

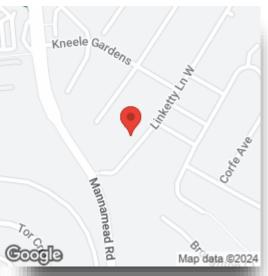
offers in the region of

£275,000







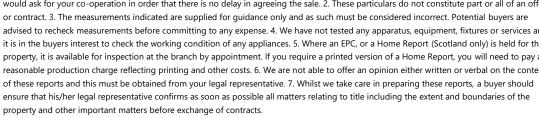


Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MUP107744



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 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





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