

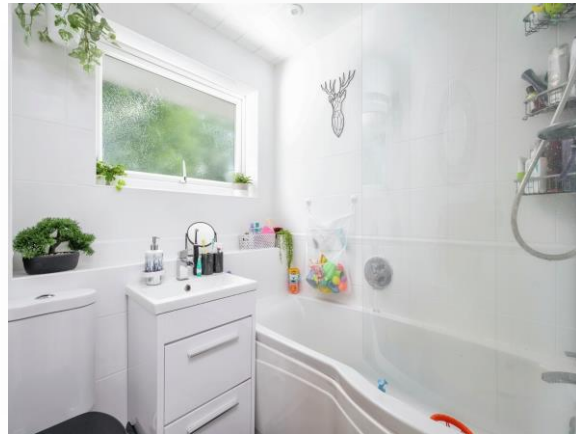


**Hallerton Close, Mainstone Plymouth PL6 8NP**

**welcome to**

**Hallerton Close, Mainstone Plymouth**

HEAVENLY HALLERTON HOME! Fox and Son's are delighted to market this beautifully presented, modern THREE BEDROOM terrace house, in a highly sought after residential location. With a beautiful rear garden and OFF ROAD PARKING we expect high interest, please call at your earliest convenience.



### Living Room

13' 5" x 10' 1" ( 4.09m x 3.07m )

Front facing upvc double glazed window, radiator, tv point.

### Kitchen/Diner

16' 7" x 13' 5" ( 5.05m x 4.09m )

Rear facing upvc double glazed window and sliding patio door, fitted kitchen, matching wall and base units, work surface, tiling, stainless steel one and a half bowl drainer sink, range cooker with cooker hood above, space and plumbing for a slimline dishwasher and washing machine, build in fridge freezer, radiator.

### Cloakroom/Wc Bedroom One

14' 4" x 10' 5" ( 4.37m x 3.17m )

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

### Bedroom Two

10' 5" x 9' 9" ( 3.17m x 2.97m )

Rear facing upvc double glazed window, radiator, fitted wardrobes.

### Bedroom Three

8' 1" x 6' 5" ( 2.46m x 1.96m )

Front facing upvc double glazed window, radiator.

### Bathroom

Rear facing upvc double glazed window, bath with shower over, low level WC, wash hand basin, radiator, tiling.



**Ground Floor**

**First Floor**

Total floor area 82.1 m<sup>2</sup> (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Hallerton Close, Mainstone Plymouth

- Mid terrace house in Mainstone
- Three bedrooms, two doubles
- Bathroom and downstairs WC
- Off road parking for two cars
- Living room and kitchen/diner

Tenure: Freehold EPC Rating: C

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MUP107850 - 0005

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



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