


# property details **approval form**

4 Hingston Court, Plymouth, Devon, England, PL6 5LS

**Date:** 18 April 2025

**Property Ref and Version:** MUP108358 - 0002



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £230,000

Tenure: Freehold

## >> **key features**

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- > Three Bedrooms
- > Modern and Well-Presented Throughout
- > Popular and Convinient Location
- > Close to Schools, Parks, Shops and Transport Links
- > South Facing Garden
- > EPC Rating: Awaited

## >> **short description**

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A fantastic opportunity to purchase this THREE BEDROOM property which is well-presented throughout, all within a quiet CUL-DE-SAC location. Call Fox & Sons today to arrange your viewing!!!

## >> **long description**

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Fox & Sons are delighted to introduce to the market this fabulous three bedroom property in Hingston Court, Eggbuckland. This property offers ample living accomodation with a sunny south facing garden. With three good sized bedrooms, kitchen/diner and light and airy lounge. The property also benefits from a downstiaers WC making it a great property for families. In the popular rea of Eggbuckland, the property sits in close proximity to a wealth of local amenities, including shops, schools, parks and transport links.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Lounge**

14' x 14' 11" ( 4.27m x 4.55m )

### **Kitchen**

12' 10" x 6' 8" to cupboard ( 3.91m x 2.03m to cupboard )

### **Bedroom 3**

10' 8" x 6' 2" ( 3.25m x 1.88m )

### **Bedroom 2**

14' x 8' 7" ( 4.27m x 2.62m )

### **Bedroom 1**

10' 9" x 8' 4" ( 3.28m x 2.54m )

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## >> **room description**

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## >> **property images**



**Your Fox & Sons office:** 28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA  
**T** 01752 662777 **E** MutleyPlain@fox-and-sons.co.uk



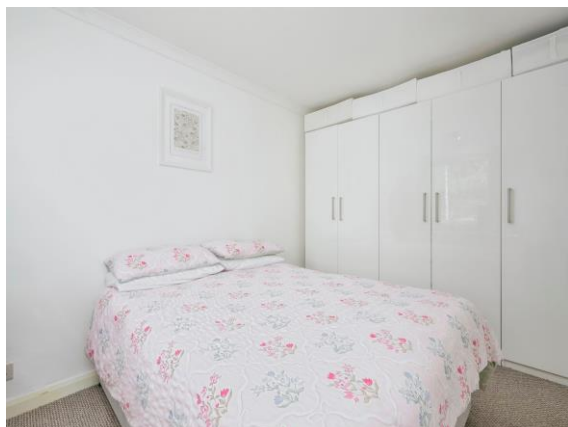
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## >> **property images**



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**T** 01752 662777 **E** MutleyPlain@fox-and-sons.co.uk

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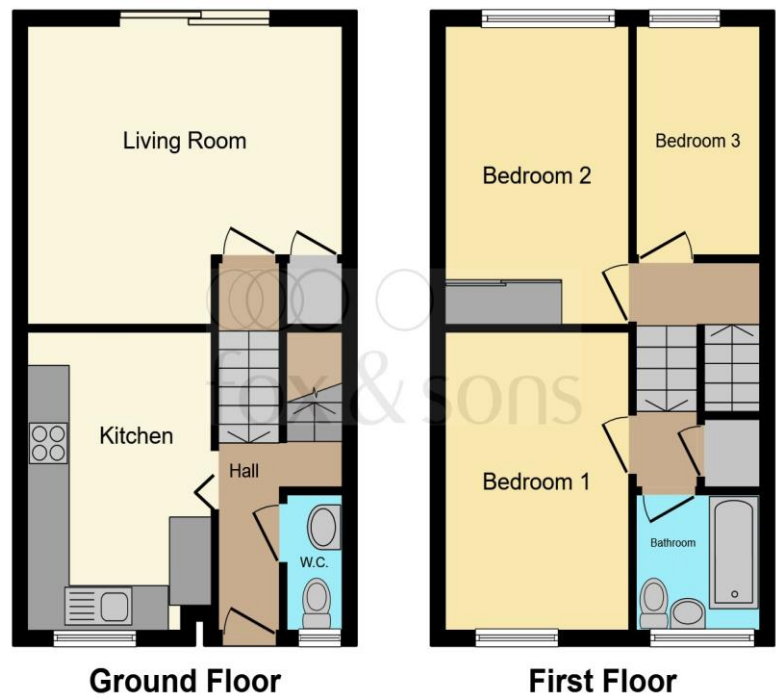




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## >> floor plan



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)

## >> approval

	Signature	Date
Eadie Soper		
Ms M. Tatum		