



Faringdon Road, Plymouth PL4 9EP

welcome to

Faringdon Road, Plymouth

FANTASTIC FARINGDON ROAD HOME! A beautifully presented THREE BEDROOM Victorian mid terrace in a highly central location, perfect for first time buyers or growing families! With a modern kitchen/breakfast room, two large reception rooms, and a secure courtyard garden we expect high interest.



Living Room

12' 6" x 12' 7" (3.81m x 3.84m)

Front facing upvc double glazed bay window, feature fireplace, radiator.

Dining Room

13' x 10' 9" (3.96m x 3.28m)

Rear facing upvc double glazed window, radiator, feature fireplace.

Kitchen/Breakfast Room

16' 9" x 11' 9" (5.11m x 3.58m)

Rear and side facing upvc double glazed window, side facing upvc double glazed door, fitted kitchen, matching wall and base units, work surface, electric oven and hob, one and a half bowl composite sink, space and plumbing for a washing machine and dishwasher, radiator, gas central heating boiler.

Bedroom One

13' x 11' 6" (3.96m x 3.51m)

Front facing upvc double glazed bay window, radiator.

Bedroom Two

13' x 10' 9" (3.96m x 3.28m)

Rear facing upvc double glazed window, radiator, original built in wardrobes.

Bedroom Three

13' x 5' 6" (3.96m x 1.68m)

Front facing upvc double glazed window, radiator.

Bathroom

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

Study Area

12' 5" x 3' 3" (3.78m x 0.99m)

Rear facing upvc double glazed window, radiator.



Total floor area 118.2 sq.m. (1,273 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.



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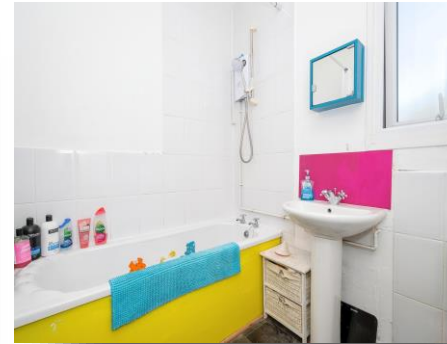
Faringdon Road, Plymouth

- Victorian mid terrace property
- Three bedrooms and study room
- Two large reception rooms
- Modern kitchen/breakfast room
- Rear courtyard garden

Tenure: Freehold EPC Rating: D

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107754 - 0004

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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