









welcome to

Hemerdon Heights, Plymouth

Charming 3-bed semi in Hemerdon Heights (PL7 2EZ) with a garage, garden room, and two gardens. Well-presented, loved by owners of 16 years. Ideal for first-time buyers or those upgrading from a flat or 2-bed house. Excellent school links and proximity to parks for the kids.













Porch

7' 8" x 4' 10" (2.34m x 1.47m)

Lounge

11' 3" x 16' 11" max (3.43m x 5.16m max)

Kitchen

10' 1" max x 8' 4" max (3.07m max x 2.54m max)

Dinning Room

10' 1" x 8' (3.07m x 2.44m)

Conservatory

8' 11" max x 9' 9" max (2.72m max x 2.97m max)

Bedroom 1

13' 4" max x 10' 2" max (4.06m max x 3.10m max)

Bedroom 2

11' 9" max x 8' 11" (3.58m max x 2.72m)

Bedroom 3

8' 6" x 6' 5" (2.59m x 1.96m)





welcome to

Hemerdon Heights, Plymouth

- 3 Bed Semi Detached
- Council Tax Band B
- Garage In A Block With Parking In Front
- Front And Rear Gardens
- Garden Room

Tenure: Freehold EPC Rating: C

guide price

£275,000





First Floor

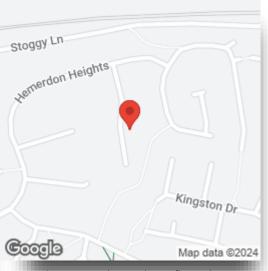
Total floor area 92.6 sq.m. (997 sq.ft.) approx

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 raily on their own inspections.









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP103820



Property Ref: PYP103820 - 0006 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.



01752 344349



plympton@fox-and-sons.co.uk



fox & sons

143 Ridgeway, Plympton, PLYMOUTH, Devon, PL7 2HJ

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.