



Earls Mill Road, Plymouth PL7 2BX

welcome to

Earls Mill Road, Plymouth

Guide Price of £220,000-£240,000. A lovely mid terraced property situated in a convenient location, close to the Ridgeway in Plympton. Accommodation briefly comprises of three bedrooms, lounge, separate dining room, kitchen, modern bathroom and low maintenance garden.



Front Garden

Tiered grass and patio with shrub and plant borders, steps up to UPVC double glazed front door leading to

Entrance Porch

UPVC double glazed window to front elevation, carpeted.

Lounge

14' 8" x 13' 4" (4.47m x 4.06m)

UPVC double glazed window to front elevation, plain plastered walls and ceiling, gas fireplace, TV point.

Dining Room

9' 11" x 7' 10" (3.02m x 2.39m)

UPVC double glazed window to side elevation, radiator, plain plastered walls and ceiling, understairs storage, UPVC double glazed door to rear garden and door leading to

Kitchen

9' 10" x 6' 5" (3.00m x 1.96m)

A range of wall and base level units, space for electric oven, rolltop work surfaces, stainless steel 1 1/2 sink with drainage board, splash back tiles, space and plumbing for washing machine and dishwasher, space for fridge and freezer, UPVC double glazed window to rear elevation and water heater.

First Floor Landing

Plain plastered walls and ceiling, loft access and doors leading to

Bedroom 1

12' 6" to wardrobe x 8' 5" (3.81m to wardrobe x 2.57m)

UPVC double glazed window to front elevation, built in wardrobes with hanger and shelving space, radiator, views over dartmoor.

Bedroom 2

9' 4" x 8' 5" (2.84m x 2.57m)

UPVC double glazed window to rear elevation, radiator, wallpapered walls and artex ceiling.

Bedroom 3

10' 1" x 6' (3.07m x 1.83m)

UPVC double glazed window to front elevation, radiator, Built in wardrobes with hanger and shelving space, wallpapered walls and artex ceiling.

Bathroom

UPVC double glazed window to rear elevation, bath with mixer tap and mains shower over, pedestal wash hand basin, low level W.C, tiled walls, artex ceiling with extractor fan.

Rear Garden

South facing, low maintenance garden, patio area and tiered, double glazed UPVC door giving access to

Garage

14' 2" x 19' 6" (4.32m x 5.94m)

Roller door, power and lights, double glazed window to rear elevation



view this property online fox-and-sons.co.uk/Property/PYP103951



welcome to

Earls Mill Road, Plymouth

- MID TERRACE IN CENTRAL PLYMPTON LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£220,000



Ground Floor

First Floor

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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP103951



Property Ref:
PYP103951 - 0009

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



01752 344349



plympton@fox-and-sons.co.uk



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



fox-and-sons.co.uk