





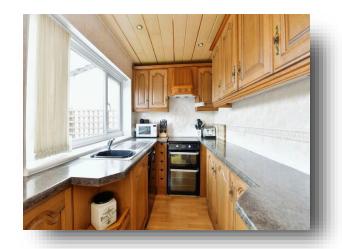


welcome to

Dudley Road, Plymouth

Welcome to this charming and modern three bedroom semi-detached house in the heart of town. With a lovely enclosed garden, off-street parking, and a garage, this property is perfect for families or those looking for a peaceful retreat. Don't miss out on this fantastic opportunity to make this home!













Front Garden

Low maintenance laid with shingle and tiered garden.

Entrance Hall

PVC front door leading to the entrance hall with understairs cupboard and stairs to first floor.

Diniing Room

9' 4" x 16' 1" (2.84m x 4.90m)

Laminate floor with double glazed window to the side elevation. Coved ceiling with spotlights with an arch to the Lounge.

Lounge

11' 11" x 10' 6" (3.63m x 3.20m)

Wood burner with oak beam mouldings and laminate floor. Double glazed window to the front elevation, coved ceiling with spotlights.

Bedroom One

16' 10" x 11' 5" (5.13m x 3.48m)

Dual aspect double glazed window to the front and rear elevation and a radiator.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed windows to the front elevation and a radiator.

Shower Room

Corner shower with w/c. Wall mounted radiator, with white wash hand basin, obscured window to front elevation, tiled walls and led spot lights.



Total floor area 75.7 m² (814 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





welcome to

Dudley Road, Plymouth

- Modern Three Bedroom In Plympton
- Council Tax Band C
- Two Reception Rooms
- Driveway and Garage
- Rear Garden with Alfresco Dining Area

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP103995



Property Ref: PYP103995 - 0002 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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