



Cot Hill, Plymouth PL7 1SB

welcome to

Cot Hill, Plymouth

*** NO CHAIN, APPROX 120FT FRONT GARDEN! ***

A fantastic opportunity to purchase this THREE BEDROOM terraced home with POTENTIAL TO IMPROVE and renovate into a wonderful FAMILY HOME. The property benefits from a LARGE front garden, a rear garden with an OUTDOOR WC, SHED and COURTYARD space.



Entrance Hall

Two storage cupboards, radiator, stairs to first floor and doors to the lounge and dining room.

Lounge

11' 1" max x 11' 5" max (3.38m max x 3.48m max)
Double glazed window to front elevation, radiator, gas fireplace with surround and archway to the dining room.

Dining Room

12' 11" max x 11' 4" max (3.94m max x 3.45m max)
Double glazed window to rear elevation, radiator, door to hallway and kitchen.

Kitchen

6' 3" x 9' 3" (1.91m x 2.82m)
Wall and base units, space for a cooker and fridge, sink drainer, double glazed window and door to rear.

First Floor Landing

Access to all three bedrooms, shower room and loft access.

Bedroom 1

11' max x 10' 11" max (3.35m max x 3.33m max)
Double glazed window to front elevation and radiator.

Bedroom 2

12' 10" max x 11' 4" max (3.91m max x 3.45m max)
Double glazed window to rear elevation and radiator.

Bedroom 3

9' 11" x 6' 10" (3.02m x 2.08m)
double glazed window to front elevation and radiator.

Shower Room

Shower, WC, vanity sink, radiator and double glazed obscure window to rear elevation.

Front Garden

A wonderfully looked after front garden, previously award winning. At approximately 120ft the garden has plenty of potential and offers parking for two rear to the front.

Rear Garden

Low maintenance, with an outdoor cupboard, outdoor WC and door to shed which leads to a small courtyard space.



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Cot Hill, Plymouth

- Three Bedrooms
- Terraced
- Council Tax Band C
- Off Road Parking
- Potential To Improve

Tenure: Freehold EPC Rating: C

offers in the region of

£230,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104199 - 0006

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