



Holmwood Avenue, Plymouth PL9 9EZ

welcome to

Holmwood Avenue, Plymouth

This 3 bedroom semi-detached house offers surprisingly spacious accommodation throughout. Benefits include UPVC double glazing, central heating and a garage. Conveniently located for local shops, walks, bus routes and schools this property would make an ideal family home.



Entrance Hall

A door to the lounge, storage cupboard and stairs up to the kitchen/diner.

Lounge

12' 11" x 10' 7" (3.94m x 3.23m)

Double glazed window to front elevation and radiator.

Kitchen/Diner

11' 2" max x 17' max (3.40m max x 5.18m max)

Wall and base units, worktops, sink drainer, space for appliances, double glazed window to rear elevation and sliding doors to the rear garden.

Landing

Doors to the bathroom and bedroom one with a double glazed window to side elevation and radiator, with further stairs to bedrooms two and three.

Bedroom 1

10' 3" max x 12' 10" max (3.12m max x 3.91m max)

Double glazed window to front elevation and radiator.

Bedroom 2

16' 10" max x 7' 11" max (5.13m max x 2.41m max)

Double glazed window to rear elevation and radiator.

Bedroom 3

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to rear elevation and radiator.

Bathroom

A bath with electric shower, pedestal sink, WC, radiator and double glazed obscure window to front elevation.

Front Garden

A garage and driveway, with steps leading to the front door with chippings and lawn area to side.

Rear Garden

A tiered garden with a decking area with steps up to a further two tiers.

Single Garage Parking Space

Single allocated parking space.



view this property online fox-and-sons.co.uk/Property/PYP104249



welcome to

Holmwood Avenue, Plymouth

- Semi-Detached Three Bedroom Home
- Open Plan Kitchen/Diner
- Council Tax Band C
- No Onward Chain
- Double Glazing and Gas Central Heating

Tenure: Freehold EPC Rating: C

£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

view this property online fox-and-sons.co.uk/Property/PYP104249



Property Ref:
PYP104249 - 0003

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 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.


fox & sons



01752 344349



plympton@fox-and-sons.co.uk



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



fox-and-sons.co.uk