



**Molesworth Road, Plympton Plymouth PL7 4NU**

**welcome to**

**Molesworth Road, Plympton Plymouth**

\*\*\* NO CHAIN \*\*\*

A fantastic FOUR BEDROOM, SEMI-DETACHED home with front and rear GARDENS, a GARAGE with DRIVEWAY, situated close to LOCAL SCHOOLS and to be sold with NO ONWARD CHAIN. Call Fox & Sons today to arrange your viewing!!



### Entrance Hall

12' 5" Max x 6' 3" Max ( 3.78m Max x 1.91m Max )

A double Glazed window, access to the lounge and kitchen and stairs going up to the landing.

### Lounge

14' 9" Max x 12' 3" Max ( 4.50m Max x 3.73m Max )

Gas fireplace, radiator, Double glazed windows and sliding door access to the Dining area.

### Dining Room

13' 9" Max x 11' 1" Max ( 4.19m Max x 3.38m Max )

Access to the Kitchen and conservatory, radiator and log burner.

### Kitchen

13' 10" Max x 7' 3" Max ( 4.22m Max x 2.21m Max )

Integrated Oven and Hob, fan cover, sink, storage cupboards, radiator and double glazed windows.

Access to Utility room.

Side door access to drive

### Utility Room

7' 9" Max x 5' 9" Max ( 2.36m Max x 1.75m Max )

Double glazed window, space for appliances,

### Conservatory

9' 8" Max x 15' 4" Max ( 2.95m Max x 4.67m Max )

Double glazed window, access to garden.

### Landing

Access to bedrooms 1,2 and 3, bathroom and W/C room. Double glazed window

### Bedroom 1

13' 9" Max x 10' 10" Max ( 4.19m Max x 3.30m Max )

Double glazed window, radiator, storage cupboard.

### Bedroom 2

11' 11" Max x 9' 10" Max ( 3.63m Max x 3.00m Max )

Radiator and double glazed window.

### Bedroom 3

8' Max x 6' 4" Max ( 2.44m Max x 1.93m Max )

Double glazed window and radiator.

### Bedroom 4

14' 6" Max x 16' 3" Max ( 4.42m Max x 4.95m Max )

Double Glazed windows.

### Bathroom

Hand wash basin, bath, shower, extractor fan, towel rail, frosted double glazed window.

### W/C

W/C frosted double glazed window.

### Rear Garden

Greenery, good open space, patio area.

### Front Garden

Drive, Garage, greenery.



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](http://www.focalagent.com)



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welcome to

## Molesworth Road, Plympton Plymouth

- Four Bedrooms
- Conservatory
- Council Tax Band C
- Garage & Driveway
- Separate WC

Tenure: Freehold EPC Rating: D

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP103873 - 0007

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