



Molesworth Road, Plympton Plymouth PL7 4NU

welcome to

Molesworth Road, Plympton Plymouth

*** NO CHAIN ***

A fantastic THREE BEDROOM, SEMI-DETACHED home with front and rear GARDENS, a GARAGE with DRIVEWAY and a LOFT ROOM, 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.

Loft Room

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.



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Molesworth Road, Plympton Plymouth

- Three Bedrooms
- Conservatory
- Council Tax Band C
- Garage & Driveway
- Converted Loft Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£315,000



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



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Property Ref:
PYP103873 - 0012

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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