



Newnham Road, Plymouth PL7 4AT

welcome to

Newnham Road, Plymouth

*** STUNNING 1930'S FAMILY HOME ***

A fantastic opportunity to purchase this SEMI-DETACHED home with a paved DRIVEWAY and GARAGE, a LEVEL rear garden with an OUTBUILDING. Properties like this RARELY come to market, so call Fox & Sons TODAY to arrange your viewing!



Entrance Hallway

Double glazed window to front elevation, radiator, door to kitchen and dining room, three under-stair cupboard and stairs leading to the first floor.

Lounge

14' max x 11' 10" max (4.27m max x 3.61m max)
A spacious lounge with a double glazed bay window to front, gas fireplace with surround and opening to the dining room.

Dining Room

10' 9" max x 10' 11" max (3.28m max x 3.33m max)
Two storage cupboards, radiator and patio doors leading to the rear garden.

Kitchen

7' 2" x 7' 4" (2.18m x 2.24m)
Matching wall and base units, space for a cooker, washing machine and fridge freezer and a door to the rear garden.

First Floor Landing

Access to all three bedrooms, bathroom and a double glazed window to side elevation.

Bedroom 1

13' 8" max x 11' max (4.17m max x 3.35m max)
Double glazed window to front elevation and radiator.

Bedroom 2

11' 5" max x 11' 5" max (3.48m max x 3.48m max)
Double glazed window to rear elevation, radiator and storage cupboard.

Bedroom 3

6' 10" x 7' 4" (2.08m x 2.24m)
Double glazed window to front elevation and radiator.

Bathroom

Fully tiled bathroom with underfloor heating, bath with mains shower, pedestal sink, WC, towel radiator, loft access and double glazed frosted window to rear elevation.

Front Garden

Wall to front, dropped kerb to paved driveway, lawn and path to front door.

Rear Garden

A stunning level lawned garden with a mixture of shrubs, pathway leading to the outbuilding to the rear of the garden which has both power and lighting.



view this property online fox-and-sons.co.uk/Property/PYP103273



welcome to

Newnham Road, Plymouth

- 1930's Semi-detached Home
- Stunning Level Rear Garden
- Outbuilding With Power And Lighting
- Paved Driveway
- Garage

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£350,000



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/PYP103273



Property Ref:
PYP103273 - 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.


fox & sons



01752 344349



plympton@fox-and-sons.co.uk



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



fox-and-sons.co.uk