



**South View Park, PLYMOUTH PL7 4JE**



**welcome to**

## **South View Park, PLYMOUTH**

\*\*\* MASTER ENSUITE \*\*\*

A great opportunity to purchase this THREE BEDROOM, SEMI-DETACHED property with a MODERN kitchen, MASTER with an ENSUITE, a GARAGE with DRIVEWAY and a tiered GARDEN with WONDERFUL VIEWS. Call Fox & Sons today to arrange your viewing!



### **Lounge**

17' 1" max x 11' 5" max ( 5.21m max x 3.48m max )

Double glazed window to front elevation, log burner and radiator.

### **Kitchen**

10' 7" x 9' 1" ( 3.23m x 2.77m )

A modern wall and base grey gloss kitchen with an integrated double oven, dishwasher, fridge and freezer with space for a washing machine and dryer.

### **Bedroom 1**

14' 8" max x 12' 6" max ( 4.47m max x 3.81m max )

A spacious double bedroom with fitted sliding door wardrobe, door to ensuite and double glazed window to front elevation.

### **Ensuite**

A walk in shower, WC, vanity sink and double glazed frosted window to front elevation.

### **Bedroom 2**

10' 7" x 12' 7" ( 3.23m x 3.84m )

Double glazed window to rear elevation, radiator and fitted wardrobes.

### **Bedroom 3**

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to rear elevation and radiator.

### **Shower Room**

A walk in shower, WC, vanity sink, towel radiator and double glazed frosted window to side elevation.

### **Front Garden**

A driveway with steps up leading to the door on the side of the property with lawn.

### **Rear Garden**

A tiered rear garden with an office to the top which has power and lighting.

### **Garage**

A single garage with a driveway space to front.



***view this property online*** [fox-and-sons.co.uk/Property/PYP104304](https://fox-and-sons.co.uk/Property/PYP104304)



welcome to

## South View Park, PLYMOUTH

- Extended
- Master Ensuite
- Modern Kitchen
- Log Burner
- Wonderful Views

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

offers over  
**£300,000**



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/PYP104304](https://fox-and-sons.co.uk/Property/PYP104304)



Property Ref:  
PYP104304 - 0006

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](mailto:plympton@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**