



Windsbatch Lane, Plymouth PL9 7GF

welcome to

Windsbatch Lane, Plymouth

*** COMPLETE CHAIN ***

A fantastic opportunity to purchase this TWO bedroom, SEMI-DETACHED home which is WELL PRESENTED throughout and offers a CLOAKROOM, a LOW MAINTENANCE and LEVEL rear GARDEN and would make an ideal FIRST TIME BUY! Call Fox & Sons today to arrange your viewing.



Entrance Hallway

Door to the downstairs WC and lounge, stairs to first floor.

Lounge

15' 1" max x 9' 5" max (4.60m max x 2.87m max)

Double glazed window to front elevation and door to kitchen.

Kitchen

12' 9" x 8' 2" (3.89m x 2.49m)

A modern white wall and base unit kitchen with a double glazed window to rear elevation and patio doors to rear garden.

Wc

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

12' 9" max x 8' 9" max (3.89m max x 2.67m max)

Two double glazed windows to front elevation.

Bedroom 2

12' 9" x 8' 2" (3.89m x 2.49m)

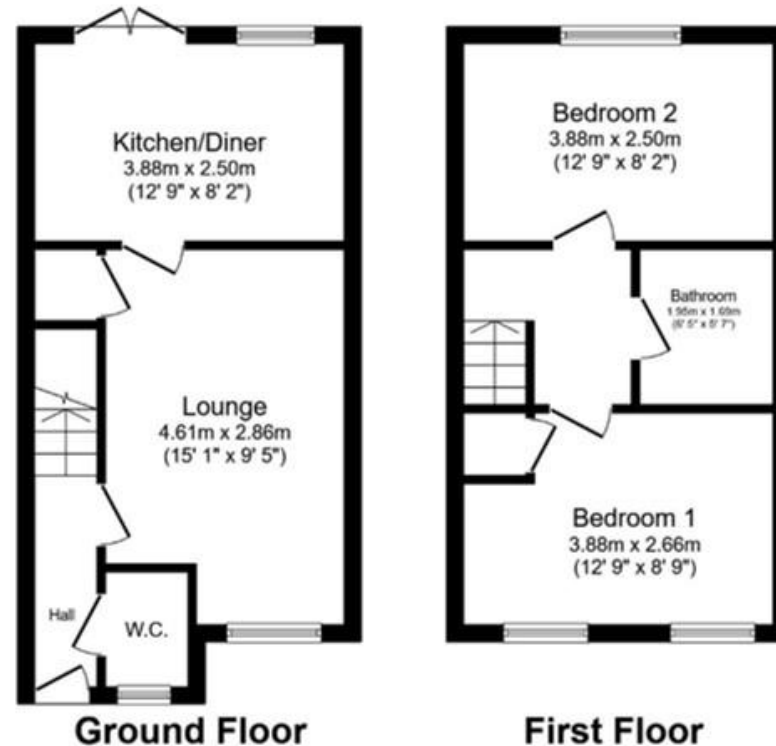
Double glazed window to rear elevation.

Bathroom

A bath with shower, pedestal sink and WC.

Rear Garden

A low maintenance and level rear garden.



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Windsbatch Lane, Plymouth

- Modern Two Bedroom Home
- Semi-detached
- Low Maintenance Level Rear Garden
- Driveway
- Cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104321 - 0007

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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