



**St. Margarets Road, Plymouth PL7 4RZ**

**welcome to**

**St. Margarets Road, Plymouth**

**\*\*\* NO CHAIN & POTENTIAL TO IMPROVE \*\*\***

A fantastic opportunity to purchase this TWO BEDROOM semi-detached bungalow in WOODFORD. Boasting a shared DRIVEWAY with GARAGE, front and rear GARDENS, a KITCHEN/DINER located in a POPULAR location and to be sold with NO CHAIN! Call Fox & Sons today!



## Entrance Hall

Side access from the driveway leading to access to both bedrooms, lounge and shower room with a storage cupboard and radiator.

## Lounge

Double glazed window to front elevation, two radiators and electric feature fireplace with surround.

## Kitchen/Diner

White wall and base units, space for a cooker, washing machine and fridge freezer with additional space for a dining table and chairs. Two double glazed windows to side elevation and door to the conservatory.

## Garden Room

Single glazed surround with doors to the rear garden and driveway.

## Bedroom 1

Double glazed window to front elevation, radiator and storage cupboard.

## Bedroom 2

Double glazed window to rear elevation and radiator.

## Shower Room

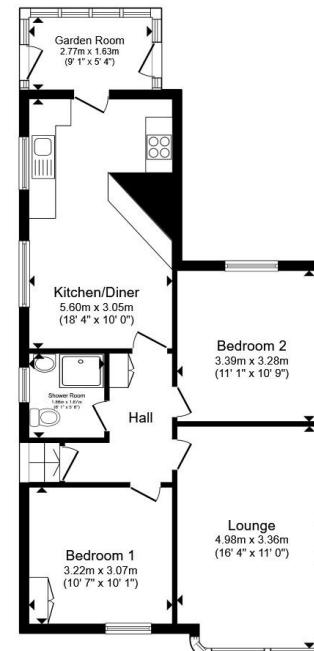
Shower cubicle with mains shower, WC, vanity sink and double glazed obscure window to side elevation.

## Front Garden

A low maintenance front garden with chipping's and space for plant pots with a side gate to the driveway.

## Rear Garden

A tiered rear garden with patio space leading to the lawned area to rear.



**Floor Plan**

Total floor area 71.9 m<sup>2</sup> (774 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**view this property online** [fox-and-sons.co.uk/Property/PYP104538](http://fox-and-sons.co.uk/Property/PYP104538)



welcome to

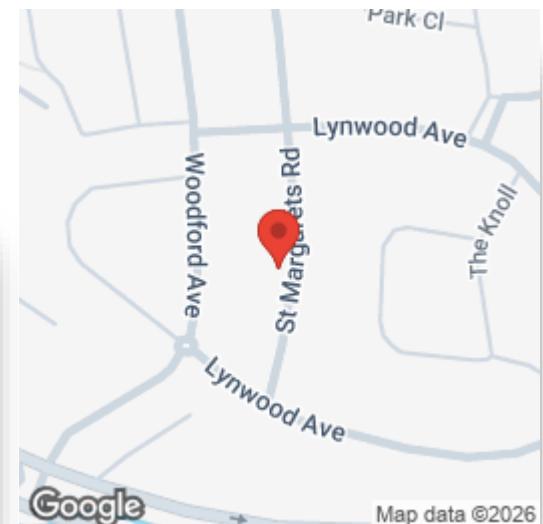
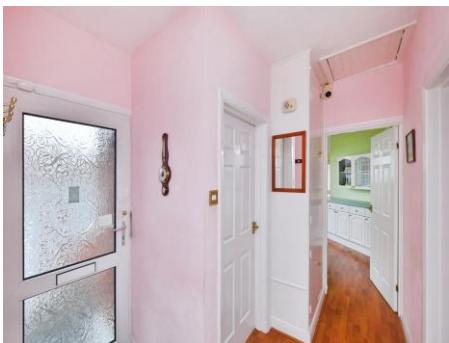
## St. Margarets Road, Plymouth

- No Onward Chain
- Two Bedrooms
- Shared Driveway
- Garage
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£240,000**



**view this property online** [fox-and-sons.co.uk/Property/PYP104538](http://fox-and-sons.co.uk/Property/PYP104538)

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.



Property Ref:  
PYP104538 - 0002



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