



**Clarence Place, Morice Town Plymouth PL2 1SF**

**welcome to**

**Clarence Place, Morice Town Plymouth**

Currently arranged as two separate dwellings with tenants in situ. This spacious mid-terraced home offers itself as a fantastic investment. It is located in a highly sought after area within close proximity to Babcock. It also offers access to A 38 for those that commute and Plymouths City Centre.



### **Shared Entrance**

Front door into two separate flat entrances.

### **Gff Entrance Hall**

Understair storage, radiator, shelving units.

### **Gff Lounge**

13' 6" x 13' ( 4.11m x 3.96m )

Small Bay double glazed window to the front, radiator, cupboard space.

### **Breakfast Room**

11' 1" x 8' 7" ( 3.38m x 2.62m )

Built in cupboard, radiator, double glazed window to the rear.

### **Gff Kitchen**

9' 8" x 5' 6" ( 2.95m x 1.68m )

Built in cooker & hob, radiator, cupboards, double glazed window to the side, sink, laminate tiled flooring.

### **Gff Back Hallway**

Boiler in separate cupboard near back door with storage space below.

### **Gff Bedroom One**

12' 10" x 11' 2" ( 3.91m x 3.40m )

Built in cupboard space, rear double glazed window, radiator.

### **Gff Bathroom**

Toilet, sink, shower cubicle, radiator, extractor fan, double glazed window to the rear, mirrored cabinet.

### **Rear Garden**

Stoned garden area, access to back lane.

### **Fff Entrance**

Stairs leading to upstairs.

### **Fff Lounge**

13' x 9' 8" ( 3.96m x 2.95m )

Single glazed bay window to the front, open fire covered with backboard, radiator, built in storage

space.

### **Fff Kitchen**

8' 11" x 9' 8" ( 2.72m x 2.95m )

Two Single glazed windows to the side, cupboards, built in cooker and hob, space for washing machine and dryer, space for fridge/Freezer.

### **Fff Landing**

Small loft hatch space.

### **Fff Bedroom One**

11' 3" x 14' 2" into window ( 3.43m x 4.32m into window )

Double glazed window to the rear, radiator, built in cupboards.

### **Fff Bedroom Two / Office**

9' 7" x 7' 8" ( 2.92m x 2.34m )

Single glazed window to the front, radiator.

### **Fff Bathroom**

Bath with over head shower, toilet, extractor fan, sink, radiator, obscure double glazed window to the side elevation

### **Roof Top Garden**

Access to the back, Views of the surrounding area across to Mount Edgecombe .



**view this property online** [fox-and-sons.co.uk/Property/SBX105543](http://fox-and-sons.co.uk/Property/SBX105543)



welcome to

## Clarence Place, Morice Town Plymouth

- NO CHAIN
- TENANTS IN SITU
- SOUGHT AFTER LOCATION
- ROOF TOP GARDEN/TERRACE
- GARDEN TO GROUND FLOOR

Tenure: Freehold EPC Rating: D

offers in excess of

**£200,000**



Total floor area 142.9 sq.m. (1,538 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SBX105543](https://fox-and-sons.co.uk/Property/SBX105543)



Property Ref:  
SBX105543 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01752 367232**



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



630 Wolseley Road, St Budeaux, PLYMOUTH,  
Devon, PL5 1TE



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