







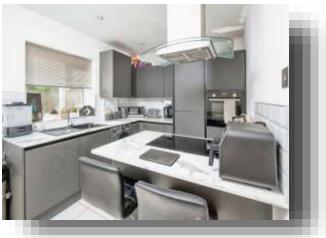


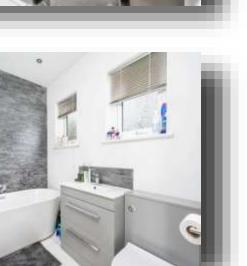
welcome to

Royal Navy Avenue, Plymouth

With both a modern and sleek design this three bedroom semi-detached home is not to be missed! The property features an ensuite to master, newly fitted kitchen and bathroom & a sizable fully enclosed rear garden. It is located near highly reputable schools, local amenities and bus routes.













Entrance Hall:

Obscured double glazed door to front elevation. Plain plastered walls and ceiling. Insert spotlighting. Tiled flooring.

Lounge:

15' 11" x 11' 2" Max (4.85m x 3.40m Max) Dual aspect double glazed windows to front and rear elevations. Radiator. Built in electric fire. Plain plastered walls and ceiling. Carpeted flooring.

Kitchen/Breakfast Room:

15' Into Recess x 9' 3" (4.57m Into Recess x 2.82m) Newly fitted kitchen with wall and base level units. Double glazed window to rear elevation. Integrated induction hob with cooker-hood over. Integrated eclectic oven. Integral dishwasher and wine cooler. Sink drainer with mixer tap over. Space and plumbing for washing machine. Built in fridge freezer. CH boiler discretely housed within cupboard. Splashback tiling. Tiled flooring. Plain plastered walls. Insert spotlighting. Double glazed door to rear elevation leading to rear garden.

Landing:

Double glazed window to rear elevation. Loft access. Plain plastered walls. Carpeted flooring.

Master Bedroom:

15' 11" Max \times 10' 11" Max (4.85m Max \times 3.33m Max) Dual aspect double glazed windows to both front and rear elevations. Radiator, Plain plastered walls and ceiling. Carpeted flooring.

Ensuite:

Shower cubicle with built in power shower overhead. Wall mounted mirrored vanity unit. Wash hand basin with built in vanity. Low level WC. Chrome heated towel rail. Tiled flooring. Plain plastered walls and ceiling. Insert spotlighting.

Bedroom Two:

10' 8" Into door recess x 12' 1" (3.25m Into door recess x 3.68m)

Double glazed window to front elevation. Radiator.

Plain plastered walls and ceiling. Carpeted flooring.

Bedroom Three:

8' 6" x 7' 8" (2.59m x 2.34m) Double glazed window to side elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Bathroom:

Two double glazed obscured windows to front elevation. Bath with mixer tap over. Wash hand basin with built in vanity unit. Low level WC. Stone feature wall. Plain plastered walls and ceiling. Insert spotlighting. Tiled flooring. Chrome heated towel rail.

Rear Garden:

South facing rear garden with a lawned area, Fully enclosed by fence paneling. Wooden storage shed.





welcome to

Royal Navy Avenue, Plymouth

- COUNCIL TAX BAND- A
- ENSUITE TO MASTER
- NEWLY FITTED KITCHEN & BATHROOM
- LARGE AND FULLY ENCLOSED REAR GARDEN
- THREE SIZABLE BEDROOMS

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000





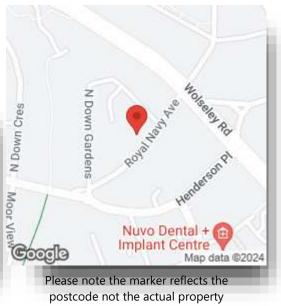
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Property Ref: SBX106000 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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