

property details **approval form**

3 Cardinal Avenue, Plymouth, Devon, England, PL5 1UN

Date: 01 June 2024

Property Ref and Version: SBX106076 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 630 Wolseley Road, St Budeaux, PLYMOUTH, Devon, PL5 1TE

T 01752 367232 **E** stbudeaux@fox-and-sons.co.uk

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>> **price**

£180,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOMS
- > COUNCIL TAX BAND- B
- > IMPRESSIVE IN SIZE REAR GARDEN
- > NO CHAIN
- > CLOSE TO LOCAL SCHOOLS AND AMENITIES
- > EPC Rating: D

>> **short description**

Fox and Sons are delighted to present this spacious three bedroom semi-detached home to the market. Located in the popular residential location of St Budeaux, the property has stunning garden and bay windows to the front and boasts far reaching views from the front bedrooms.

>> **long description**

Located in Cardinal Avenue, this 3 bedroom semi-detached house sits on a large plot with a particularly impressive rear garden and is just a short walk from an abundance of shops, transport links and schools. Briefly, the ground floor comprises of an entrance porch leading to entrance hallway, lounge and a kitchen which leads out to the rear garden. Upstairs you will find a good sized bathroom and three bedrooms. Offered to the market with no onward chain, the property lends itself to perfectly to a First Time Buyer, a growing family or an investor looking for an easy rental property in a great location,

>> **directions**

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>> **room description**

Entrance Porch

Upvc obscure glass door to the front, space for coats and shoes.

Entrance Hall

Aluminum obscure glazed door to the porch, Double glazed window to the front, Stairs to the 1st floor, Radiator, Under stair storage cupboard.

Lounge

14' 8" into bay window x 9' 3" max (4.47m into bay window x 2.82m max)

Double glazed bay window to the front, Radiator, Fire surround with tiled stone hearth.

Kitchen

7' 1" x 15' 2" (2.16m x 4.62m)

Double glazed windows to the rear and side. Upvc double glazed door to the rear, Wall and base units, Wall mounted boiler, Radiator, Space for washing machine, space for fridge freezer and space for free standing cooker.

Landing

Double glazed window to the side, Over stair storage cupboard, Loft access.

Bedroom 1

11' 10" into bay window x 8' 9" max (3.61m into bay window x 2.67m max)

Double glazed bay window to the front, Radiator.

Bedroom 2

8' 9" x 9' 5" (2.67m x 2.87m)

Double glazed window to the rear, Radiator, Built in storage cupboard with shelving.

Bedroom 3

Double glazed window to the front, Radiator.

Bathroom

Double glazed obscure window to the rear, Bath with electric shower over, Low level wc, Pedestal sink, Radiator, Tiled to principle area's.

Rear Garden

Steps up to large rear garden laid to lawn, Fully enclosed with decked seating area's located at the top and bottom, Multiple storage sheds.

Front Garden

Steps and path leading up to the front door, Area laid to lawn.

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>> floor plan



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.foxagent.com

>> approval

Signature

Date

	Signature	Date
Eadie Soper		
Mr S. Oliver		

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