



Instow Walk, Plymouth PL5 3QP

welcome to

Instow Walk, Plymouth

Fox and Sons are pleased to present this two bedroom end of terrace home set in a popular location with garage and sun trap garden. Modern in presentation throughout this home has the added bonus of a conservatory that can be used as a dining room and contains a downstairs WC.



Entrance Porch

Upvc front entrance door, Double glazed windows to the front and side, Space for shoes

Entrance Hall

Radiator, Stairs to 1st floor, Under stair storage cupboard, Storage cupboard housing meters, Opening to kitchen, Door to lounge.

Kitchen

8' 6" x 11' 9" max (2.59m x 3.58m max)
Double glazed window to the front, High gloss wall and base units, square edge marble effect worktops, Integrated fridge/freezer, oven and gas hob with an extractor over. Space for washing machine and dish washer, Tiled to principle areas, Wall mounted unit housing the boiler.

Lounge

12' 4" x 14' 9" (3.76m x 4.50m)
Obscure double glazed window to the side elevation, Sliding patio doors into the conservatory, Radiator.

Conservatory

9' 7" x 9' 1" (2.92m x 2.77m)
Double glazed roof ceiling, double glazed windows to the rear, Upvc door to rear garden, Storage cupboard, Door to downstairs WC.

Bedroom 1

14' 9" x 8' 9" (4.50m x 2.67m)
Dual double glazed windows to the front, Radiator

Bedroom 2

11' 8" x 8' 2" (3.56m x 2.49m)
Double glazed window to the rear, Radiator, Storage cupboard.

Bathroom

7' 2" x 8' 7" (2.18m x 2.62m)
Walk in shower with wall mounted mixer shower, Vanity sink, Low level Wc, Heated towel rail, Fully tiled, Dual ceiling windows.

Front Garden

Low maintenance garden that's mainly laid to stone chipping's.

Rear Garden

Patio seating area with path leading to rear gate that leads to the garage. South facing with wall and fence border.

Garage

Single garage located to the rear.



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Instow Walk, Plymouth

- TWO DOUBLE BEDROOMS
- MODERN IN PRESENTATION THROUGHOUT
- DOWNSTAIRS WC
- COUNCIL TAX BAND - A
- GARAGE

Tenure: Freehold EPC Rating: D

£190,000



*This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land from areas), openings and dimensions are approximate. No liability is accepted. The correct details apply for any purchase and they should form part of any agreement. The liability is taken by any client, contractor or measurement. It may vary from time to time. Contact us on 01752 367232.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBX106139 - 0004

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