

Ellacombe Church Road, TQ1 1LW

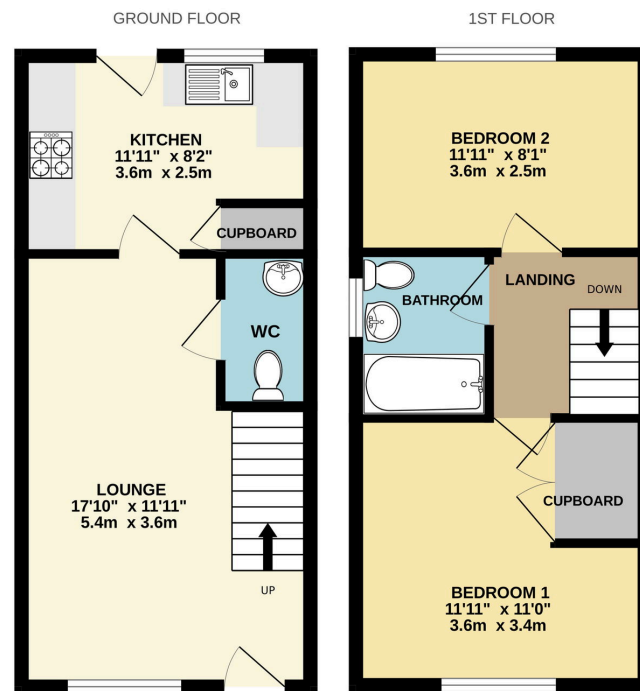
Guide Price £175,000 - £185,000

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SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- End of Terrace Home
- 2 Double Bedrooms
- Easy Maintain Gardens
- Modern Property
- EPC - B
- NO ONWARD CHAIN
- Downstairs WC
- Allocated Parking
- Council Tac Band - B
- Service Charge £500pa (For Communal Areas)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C3025

The lounge is a spacious room. A door opens to cloakroom W/C and wash hand basin. The fitted kitchen comes with wall, base and drawer cupboards, sink unit with plumbing for dishwasher, inset gas hob, built-in gas oven, space for fridge freezer and storage cupboard. On the first floor you have 2 double bedrooms, bedroom 1 benefiting from a built in cupboard. The bathroom has a low level WC, pedestal wash basin, panelled bath with shower unit over. To the rear is a courtyard and there is allocated parking.

