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Offers In Excess Of £270,000 FREEHOLD

A spacious three bedroom semi-detached house boasting driveway parking, a good sized lounge and separate dining room, fitted kitchen and breakfast room, modern family bathroom, a south-facing rear garden, double glazing and central heating.

LOPES ROAD, MILEHOUSE, PLYMOUTH

EPC - E



This delightful three bedroom semi-detached house located in the popular residential area of Milehouse, combines contemporary living, a prime location, the convenience of driveway parking and the added benefit of a south-facing garden. The property has been updated in recent years, to include a new family bathroom, which has been finished to a high standard. The position of this home is conveniently located, close to Central Park and Home Park Stadium, local amenities, schools, and transport links, making it an excellent choice for growing families or first-time buyers.

The ground floor comprises of an entrance hallway, spacious lounge with feature log burner and separate dining room with French doors opening to an enclosed, south-facing garden, a well-appointed kitchen and breakfast room. On the first floor, you will find three generously sized bedrooms, and a family bathroom. Externally to the front, the property features a driveway which provides off-road parking for one car, whilst the south-facing garden to the rear offers a private outdoor space, perfect for those sunny summer months.

COUNCIL TAX BAND – C

Opaque UPVC double glazed door to;

ENTRANCE HALL

A spacious entrance hall. Staircase to first floor with wooden balustrading and storage cupboards under, panelled radiator, wood laminate flooring, opaque UPVC double glazed window to side elevation. Doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

12'6 x 11'10 (3.80m x 3.60m)

Panelled radiator, gas log burner with wooden mantle over, UPVC double glazed window to front elevation, glazed panelled double doors to;

DINING ROOM

13'1 x 11'2 (4.00m x 3.40m)

Panelled radiator, UPVC double glazed French doors providing access to the rear south-facing garden, return door to the entrance hall.

KITCHEN

9'10 x 7'10 (3.00m x 2.40m)

Fitted with a range of shaker style base and eye level storage cupboards, fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with freestanding oven and space for range oven with stainless steel splashback and extractor hood over, space and plumbing for a washing machine, part-tiled walls, slate tiled flooring, coving to ceiling, UPVC double glazed window to side elevation, wall mounted gas boiler providing hot water and central heating. Archway to;

BREAKFAST ROOM

9'10 x 8'6 (3.00m x 2.60m)

Panelled radiator, ceramic tiled flooring, UPVC double glazed window to rear elevation, opaque UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to side elevation, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'1 x 11'10 (4.00m x 3.60m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM TWO

12'6 x 11'2 (3.80m x 3.40m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

9'2 x 7'3 (2.80m x 2.20m)

Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

8'6 x 6'7 (2.60m x 2.00m)

Having been replaced by the current owner in recent years comprising of P shaped bath with mixer tap and mixer shower over, vanity wash hand basin with mixer tap, low level WC, heated towel rail, wood effect flooring, access to loft space, opaque UPVC double glazed window to rear elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property. The rear garden enjoys a southerly aspect, being fully enclosed and paved with side pedestrian access leading to the front of the property. To the front of the property, is a further garden area with an adjacent hardstand suitable for 1 car.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

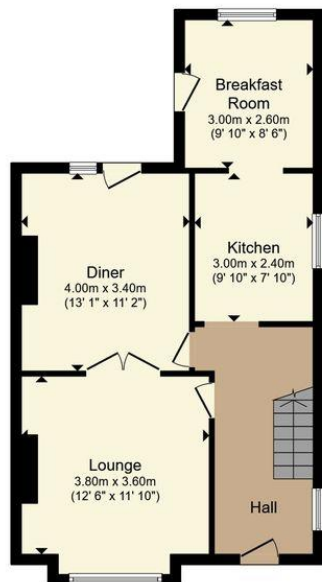
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

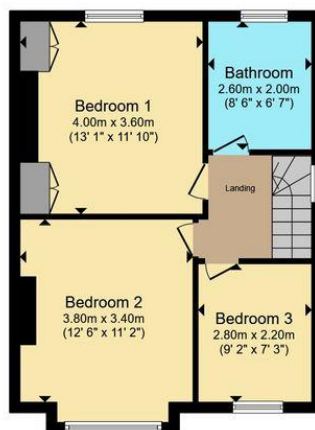
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating.

Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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