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£185,000 FREEHOLD

A mid-terraced two double bedroom house presented to an immaculate standard, conservatory, two allocated parking spaces, front and rear gardens and no onward chain.

TRURO DRIVE, BADGERS WOOD, PLYMOUTH

EPC – C



PROPERTY DETAILS

An immaculately presented two double bedroom terraced house, benefitting from two allocated parking spaces, UPVC conservatory, low-maintenance front and rear gardens, and no onward chain. The location of the property sits in a quiet cul-de-sac and enjoys a woodland and countryside aspect to the rear. This is the perfect starter home for first-time buyers or could be purchased as an investment opportunity!

The accommodation on the ground floor comprises of an entrance porch, entrance hall, separate fitted kitchen, good sized lounge/dining room with sliding doors giving access to a UPVC conservatory, a low-maintenance rear garden and two allocated parking spaces. On the first floor, the landing provides access to an insulated loft space, two double bedrooms and a modern fitted bathroom. Complete with double glazing and central heating.

COUNCIL TAX BAND – B

Steps and handrail leading down to an opaque UPVC double glazed door to;

ENTRANCE PORCH

A range of fitted storage cupboards, archway to;

ENTRANCE HALL

Open plan open tread staircase to first floor with wooden balustrading, radiator, access to lounge/dining room, archway to;

KITCHEN

11'1 x 5'5 (3.4m x 1.7m)

Well fitted with a range of beech effect base and eye level storage cupboards, fitted worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, integrated oven and 4 burner gas hob with extractor canopy over, space for an upright fridge freezer, wall mounted Worcester boiler providing central heating, part-tiled walls, UPVC double glazed window to front elevation, wood effect flooring.

LOUNGE/DINING ROOM

13'1 x 11'8 (4.m x 3.6m)

A good sized room with panelled radiator, double glazed sliding patio doors to the conservatory.

CONSERVATORY

8'2 x 7'2 (2.5m x 2.2m)

Enjoying views across the rear garden and a woodland aspect. Ceramic tiled flooring, power connected, UPVC construction with double glazed hexagonal windows and door providing access to the rear garden.

FIRST FLOOR

LANDING

Access to insulated loft space, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'8 x 9'1 (3.6m into wardrobe recess x 2.8m)

Being double in size. Panelled radiator, built-in airing cupboard housing factory sealed hot water tank and immersion with slatted shelving over, 2 UPVC double glazed windows to front elevation.

BEDROOM TWO

9'5 plus wardrobe recess x 8'8 (2.9m x 2.7m)

A further double bedroom with panelled radiator, UPVC double glazed window to rear elevation enjoying a woodland and countryside aspect, freestanding double door wardrobe unit with hanging space.

BATHROOM

White suite comprising P shaped bath with mixer tap and electric shower over and fully tiled surround, low level WC, wash hand basin, heated towel rail, ceramic tiled flooring, extractor fan.

OUTSIDE

The gardens are situated mainly to the rear of the property, being enclosed and low-maintenance, with high larch lap fencing and gravelled areas. A pedestrian gate providing access to a communal parking area, with 2 allocated parking spaces belonging to the property.

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)

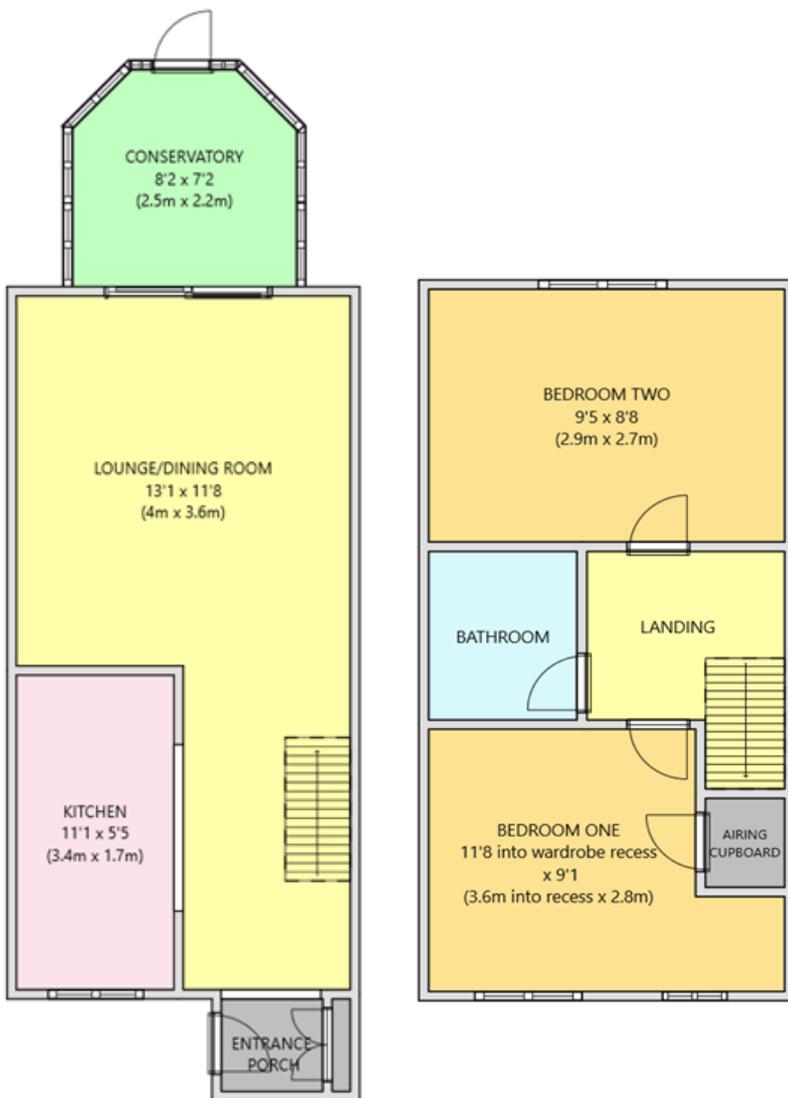
The Consumer Protection Regulations

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.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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