



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£180,000 FREEHOLD

A well-presented and spacious two double bedroom mid-terraced house being sold with no onward chain, modern fitted kitchen and newly installed bathroom, and enjoying a westerly-facing rear garden.

CAYLEY WAY, KINGS TAMERTON, PLYMOUTH

EPC - C



PROPERTY DETAILS

A well-presented two double bedroom mid-terraced house situated in the popular Kings Tamerton area. Featuring a modern grey fitted kitchen, recently installed bathroom, generous westerly-facing rear garden and allocated parking. The accommodation comprises an entrance hall, good-sized lounge and a spacious kitchen/diner overlooking the rear garden. Upstairs are two well-proportioned double bedrooms and a recently fitted modern bathroom.

Outside, the enclosed rear garden has a desirable westerly aspect and is ideally positioned to enjoy the afternoon and evening sun. Further benefits include double glazing, central heating and allocated off-road parking for one car. Offered for sale with no onward chain, this property would make an ideal first-time buy or family home, and an early viewing is highly recommended to avoid disappointment!

COUNCIL TAX BAND – C

Canopied entrance with opaque UPVC double glazed door to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, door to;

LOUNGE

13'6 x 11'0 (4.11m x 3.36m)

Panelled radiator, UPVC double glazed window to front elevation, built-in storage cupboard under stairs, archway to;

KITCHEN/DINING ROOM

13'11 x 8'9 (4.24m x 2.67m)

Modern fitted kitchen with grey base and eye level storage cupboards, granite effect 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 Ideal gas boiler providing hot water and central heating, part-tiled walls, extractor fan, UPVC double glazed window to rear elevation, with adjacent matching double glazed door providing access to the rear garden, mosaic effect flooring.

FIRST FLOOR

LANDING

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

BEDROOM ONE

14'2 x 10'2 (4.31m x 3.09m)

Panelled radiator, built-in storage cupboard over staircase, 2 x UPVC double glazed windows to front elevation enjoying extensive moorland views.

BEDROOM TWO

12'1 x 7'6 (3.69m x 2.29m)

Wood effect flooring, panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

6'1 x 5'6 (1.86m x 1.68m)

A bright and stylish newly fitted bathroom comprising panelled bath with attractive grey marble-effect wall panelling and mixer shower over, vanity wash hand basin with tap, low level WC, heated towel rail, extractor fan, geometric effect flooring, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

The gardens are situated mainly to the rear of the property and are of a particularly generous size. Fully enclosed, offering a good degree of privacy and seclusion. The garden comprises a gravelled area with raised flowerbeds, with steps leading up to a further area laid to artificial lawn. Enjoying a desirable westerly aspect, the rear garden benefits from afternoon and evening sunshine, making it an ideal space for outdoor dining and entertaining. To the front of the property is an allocated parking space, providing off-road parking for one 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)

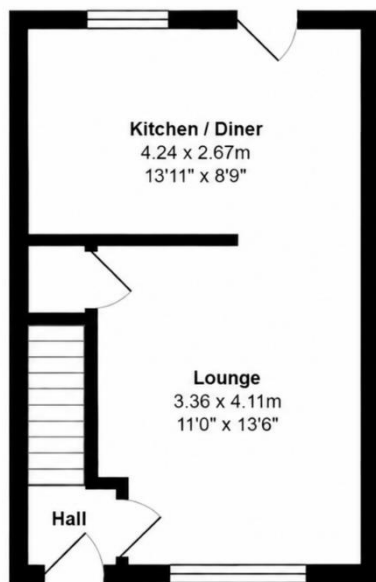
The Consumer Protection Regulations

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

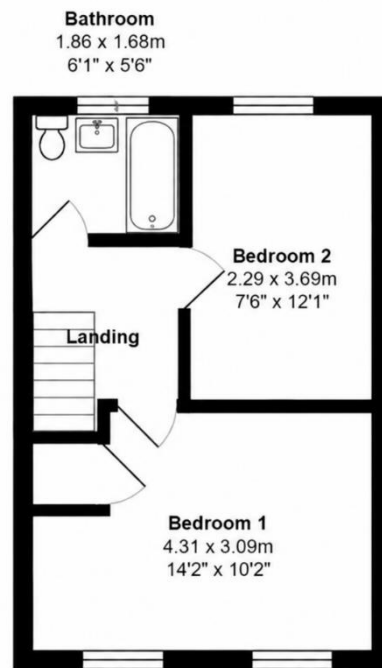
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		