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£135,000 FREEHOLD

A two bedroom end terraced house in Kings Tamerton, offering well-proportioned accommodation, separate lounge and dining room, and generous enclosed rear gardens.

37 HERSCHEL GARDENS, KINGS TAMERTON, PLYMOUTH, PL5 2AY

EPC - TBC

The Property Ombudsman
rightmove.co.uk The UK's number one property website
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PROPERTY DETAILS

Situated in the popular residential area of Kings Tamerton, this property offers spacious accommodation comprising of an entrance porch, entrance hall, lounge, separate dining room and fitted kitchen. To the first floor are two double bedrooms, a useful box room, modern shower room and separate WC. Externally, the property benefits from front and rear gardens, with the rear garden being a good size, enclosed and offering a good degree of privacy and the gardens offer excellent potential.

COUNCIL TAX BAND – A

UPVC double glazed door to;

ENTRANCE PORCH

UPVC double glazed window to front elevation, opaque half glazed door to;

ENTRANCE HALL

Staircase to first floor with recess area under and adjacent storage cupboard, panelled radiator, door to;

LOUNGE

12’1 x 11’1 (3.7m x 3.4m)

Ornate fire surround, panelled radiator, UPVC double glazed bow window to front elevation, glazed panelled door and side screen to;

DINING ROOM

9’1 x 7’8 (2.8m x 2.4m)

Panelled radiator, UPVC double glazed window to rear elevation, door to;

KITCHEN

9’5 x 8’2 (2.9m x 2.5m)

Single bowl single drainer stainless steel sink unit and mixer tap cupboards under, further range of base and eye level storage cupboards, UPVC double glazed window to rear elevation, opaque UPVC double glazed door providing access to the rear garden and return door to entrance hall

FIRST FLOOR

LANDING

Access to roof space, built in storage cupboard, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

12’1 x 10’4 (3.7m x 3.2m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

9’5 x 10’4 (2.9m x 3.2m)

Panelled radiator, UPVC double glazed window to rear elevation.

BOX ROOM

5’5 x 3’6 (1.7m x 1.1m)

UPVC double glazed window to front elevation.

SHOWER ROOM

Modern shower cubicle, vanity wash hand basin, panelled radiator, opaque UPVC double glazed window to rear elevation.

SEPARATE WC

Matching white suite comprising close couple low level WC and opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

The gardens are situated both to the front and the rear of the property at present in need of cultivation, the rear being a good size, enclosed offering a good amount of privacy and seclusion. With rear access onto Herchel Gardens.

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



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