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Offers In Excess Of £190,000 FREEHOLD

A well-presented two bedroom terraced house, situated in a quiet cul-de-sac, modern fitted kitchen & bathroom, large conservatory/dining room, allocated parking.

BUTLER CLOSE, SOUTHWAY, PLYMOUTH

EPC - D



PROPERTY DETAILS

A delightful two-bedroom mid-terraced home in a quiet Southway cul-de-sac, ideal for first-time buyers or those looking to upsize. The property boasts bright, versatile living space, a large conservatory/dining room, low-maintenance front and rear gardens, allocated parking, double glazing, and central heating. Sliding patio doors open into a welcoming lounge with an open-plan staircase to the first floor. The lounge leads to a spacious kitchen, with an archway into the light-filled conservatory/dining room – perfect for family meals or entertaining. Upstairs, there are two generously sized bedrooms and a modern fitted bathroom. With no onward chain, this ready-to-move-in home offers a fantastic opportunity to settle in the sought-after Southway area.

COUNCIL TAX BAND – B

UPVC double glazed sliding patio door to;

LOUNGE

15'4 x 10'8 (4.7m x 3.3m)

Open plan staircase to first floor with storage cupboard under, panelled radiator, ceiling spotlights, coving to ceiling, door to;

KITCHEN

10'8 x 8'8 (3.3m x 2.7m)

Well fitted with a range of white high gloss base and eye level storage cupboards, granite effect worktops, fully tiled walls, integrated oven and 4 burner gas hob with stainless steel splashback and extractor canopy over, space and plumbing for a washing machine, integrated fridge and freezer, ceramic tiled flooring, coving to ceiling, archway to;

CONSERVATORY/DINING ROOM

12'4 x 7'8 (3.8m x 2.4m)

Panelled radiator, UPVC double glazed windows to three aspects and further UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'4 x 10'8 (3.8m x 3.3m)

UPVC double glazed window to front elevation, panelled radiator, built-in storage cupboard with hanging rail and fitted shelving, coving to ceiling.

BEDROOM TWO

10'8 x 10'1 (3.3m x 3.1m)

Panelled radiator, UPVC double glazed window to rear elevation, built-in storage cupboard over stairs.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, ceiling spotlights, extractor fan.

OUTSIDE

To the front of the property is a gravelled garden and pathway leading to the entrance. There is also an allocated parking space directly in front of the property. To the rear of the property is an enclosed, low-maintenance gravelled garden, offering a good deal of privacy and seclusion.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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