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£220,000 FREEHOLD

A spacious, three bedroom end-terraced house, enjoying a generous corner plot, extended to create a versatile entrance porch and workshop, well-proportioned lounge/diner, updated fitted kitchen, double glazing and central heating.

LAITY WALK, SOUTHWAY, PLYMOUTH

EPC - TBC



PROPERTY DETAILS

Enjoying a generous corner plot in the popular residential area of Southway, this three-bedroom end-terraced home offers spacious accommodation and has the benefit of a substantial extension added by the current owner. While the property would benefit from some updating and modernisation throughout, it presents an excellent opportunity for first-time buyers or a growing family looking to create a home to their own taste in a well-established residential location.

The accommodation comprises of a spacious entrance porch, providing a versatile space and in turn provides access to the adjoining workshop. The entrance hall leads to a convenient ground floor cloakroom, a fitted kitchen which was updated in 2016, and a well-proportioned lounge/diner with patio doors opening onto the enclosed rear garden. On the first floor there are three bedrooms, comprising two generous double bedrooms and a single bedroom, together with a three-piece family bathroom. Externally, the property benefits from enclosed front and rear gardens, offering excellent outdoor space for relaxing, entertaining, or keen gardeners looking to create their ideal garden.

COUNCIL TAX BAND – A

Opaque glazed panelled door and matching side screen to;

ENTRANCE PORCH

16'7 x 6'5 (5.1m x 2.0m)

An addition to the original sized property, and comprises of double glazed windows to front and side elevations, panelled radiator, coving to ceiling, artex ceiling, wood laminate flooring, door to;

WORKSHOP

Forms part of an extension of the property, which includes the front entrance porch. UPVC double doors providing access to the side of the property, extractor fan, power and light connected, wash hand basin with taps, panelled radiator, base and eye level units, opaque glazed windows to side elevation.

ENTRANCE HALL

Panelled radiator, coving to ceiling, artex ceiling, stairs to first floor, fitted under stairs storage cupboard housing the meters and consumer unit, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

5'5 x 4'2 (1.7m x 1.3m)

Low level WC, vanity wash hand basin with taps, coving to ceiling, artex ceiling, extractor fan.

LOUNGE/DINING ROOM

20'9 x 10'4 narrowing to 8'8 (6.4m x 3.2m narrowing to 2.7m)

UPVC double glazed window to front elevation, coving to ceiling, artex ceiling, panelled radiator to dining area, double glazed sliding patio doors providing access to the rear garden.

KITCHEN

11'4 x 9'5 (3.5m x 2.9m)

Having been replaced by the current owner in 2016. Fitted with a range of base and eye level storage cupboards, fitted worktops, integrated double oven and 4 ring gas hob with glass splashback, single bowl single drainer stainless steel sink unit with mixer tap, part-tiled walls, UPVC double glazed window to rear elevation, space for a fridge freezer, adjacent recess with space for an under counter freezer, space and plumbing for a washing machine, space for a dishwasher, tiled flooring, opaque UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'1 x 8'9 (4.02m x 2.74m)

UPVC double glazed window to rear elevation, panelled radiator, fitted cupboard with shelving, further fitted double wardrobe with sliding doors, hanging rail and shelving and fitted cupboards above, coving to ceiling.

BEDROOM TWO

9'8 x 9'6 (3.00m x 2.93m)

Panelled radiator, UPVC double glazed window to rear elevation, coving to ceiling, fitted cupboard with hanging rail and shelving.

BEDROOM THREE

11'0 into wardrobe recess x 7'7 (3.36m into wardrobe recess x 2.37m)

Panelled radiator, UPVC double glazed window to front elevation, coving to ceiling, triple fitted wardrobe unit housing a wall mounted Worcester boiler providing hot water and central heating.

BATHROOM

8'9 x 4'4 (2.74m x 1.36m)

Coloured suite comprising jacuzzi bath with mixer taps and shower attachment, folding shower screen, vanity wash hand basin with taps, opaque UPVC double glazed windows to front elevations, fully tiled walls, panelled radiator.

OUTSIDE

The front garden is enclosed by a low rendered boundary wall with mature shrubs, providing a good degree of privacy. A pedestrian gate gives access from the pavement to the front entrance. The rear garden has been thoughtfully designed, being arranged over two levels. The lower paved patio area offers an excellent space for al fresco dining and entertaining, with steps leading to a beautifully stocked raised garden featuring mature roses, flowering shrubs, established climbers and attractive planted borders. Mature trees and timber fencing create a wonderful sense of privacy and seclusion. This well-maintained garden is ideal for both relaxation and entertaining throughout the year.

BUYERS INFORMATION

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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)

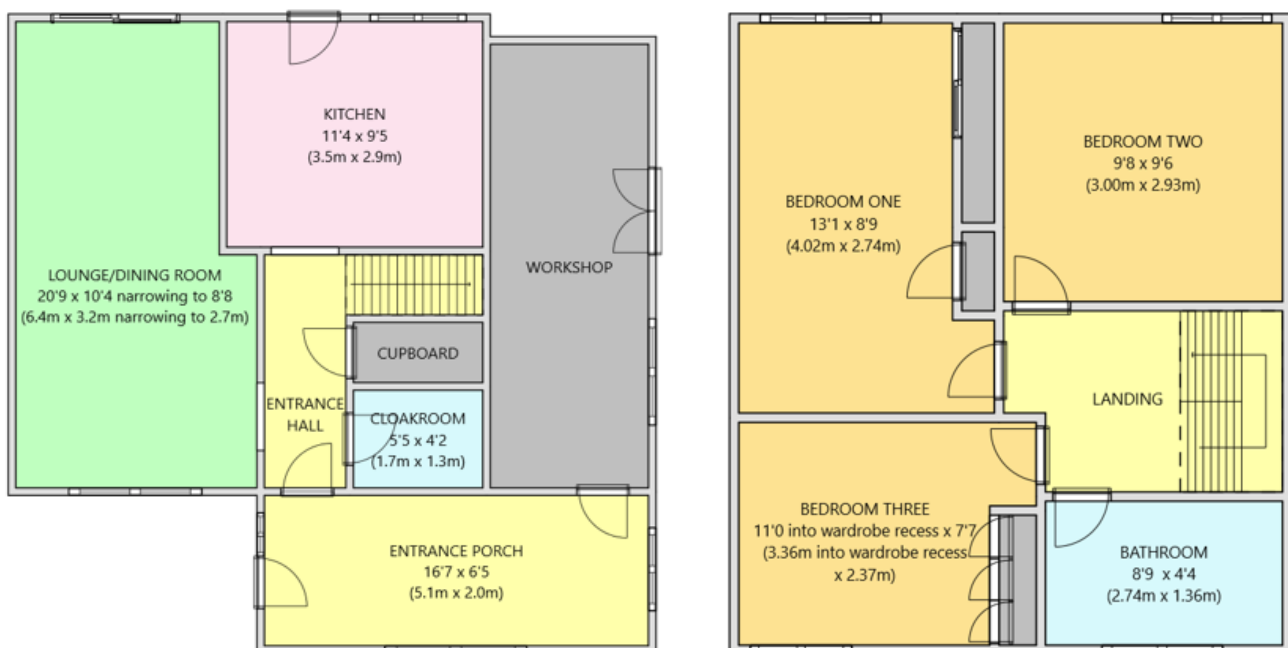
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