



Hexham Place, Plymouth, PL2 2HL

£220,000

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Hexham Place has been lovingly refurbished three bedroom semi detached home with a spacious open plan kitchen/diner and bright lounge. Featuring a spacious rear garden with fruit trees, vegetable patch, and lawn, plus off road parking. Perfectly positioned near Ham Woods, offering woodland walks, wildlife, and outdoor family friendly living.

Floor Area
sq. ft.

Tenure
Freehold

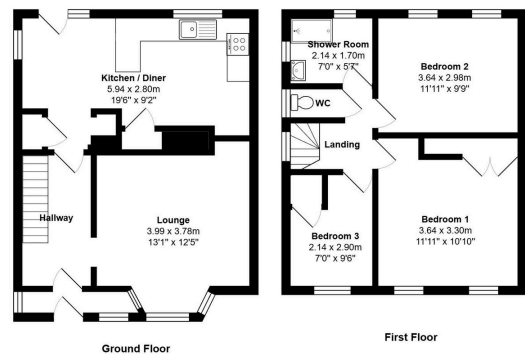
Service Charge
£ per annum

Ground Rent
£ per annum

- Three bedroom semi detached family home
- New Boiler 2023
- Bright lounge with bay front window
- Porch ideal for muddy boots and pets
- Off-road parking
- New kitchen installed in 2021 and a Modern bathroom completed in 2023
- Spacious open-plan kitchen/diner with breakfast bar
- Modern shower room and separate WC
- Long rear garden with fruit trees, vegetable patch & lawn
- Close to Ham Woods woodland walks and wildlife



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Approximate Area - 86.0 m² ... 926 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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