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£275,000 FREEHOLD

An immaculately presented three-bedroom end-terraced house, good sized lounge/diner, modern fitted kitchen, three spacious bedrooms, garage & driveway parking.

ROBINS WAY, PLYMSTOCK, PLYMOUTH

EPC - TBC



PROPERTY DETAILS

Nestled in a peaceful cul-de-sac in the sought-after area of Plymstock, this charming three-bedroom end-terraced house is immaculately presented throughout. Offering a perfect family home or first-time buy purchase, with garage and driveway parking, ample space, and excellent storage. The property is located within easy reach of local amenities, schools, children's play areas, and transport links, making it an ideal choice for families or those seeking a quiet retreat with excellent connections.

The accommodation comprises of an entrance hallway, good sized lounge/dining room with French doors providing access to an enclosed rear garden, modern high gloss kitchen, three spacious bedrooms, and a family bathroom. Complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – D

Covered entrance and glazed panelled door to;

ENTRANCE HALL

Staircase to first floor, wood panel walling to dado height on one side, panelled radiator, wood laminate flooring, door to;

LOUNGE/DINING ROOM

LOUNGE

13'7 x 12'1 (4.2m x 3.7m)

The lounge area comprises of a panelled radiator, UPVC double glazed boxed bay window to front elevation, built-in storage cupboard under stairs.

DINING ROOM

8'2 x 7'5 (2.5m x 2.3m)

The dining area comprises of wood laminate flooring, panelled radiator, UPVC double glazed French doors providing access to the rear garden, opening to;

KITCHEN

8'2 x 7'2 (2.5m x 2.2m)

Well fitted with an excellent range of high gloss base and eye level units, wood effect worktops, inset one and a half bowl single drainer sink unit with mixer tap, integrated freezer, integrated fridge, built-in oven and 4 burner gas hob with stainless steel splashback and extractor hood over, ceiling spotlights, cupboard housing a wall mounted Worcester boiler providing hot water and central heating, UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Wood panel walling to dado height, panelled radiator, UPVC double glazed window to side elevation, access to insulated loft space, built-in storage cupboard over stairs. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

12'4 x 8'5 (3.8m x 2.6m)

Panelled radiator, wood panel walling to dado height on one wall, UPVC double glazed window to rear elevation enjoying views across the rear garden.

BEDROOM TWO

10'1 x 7'8 (3.1m x 2.4m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

7'2 x 6'5 (2.2m x 2m)

Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

6'2 x 5'2 (1.9m x 1.6m)

White suite comprising panelled bath with mixer tap and electric shower over, fully tiled surround and glazed shower screen, extractor fan, low level WC, vanity wash hand basin, panelled radiator, ceiling spotlights, part-tiled walls, opaque UPVC double glazed window to rear elevation.

OUTSIDE

The property enjoys a quiet cul-de-sac location with a pathway providing access to the front door. A driveway to the front of the house provides parking for 1 car and servicing the garage. Immediately to the front, there is a lawned garden. To the rear of the property is a fully enclosed, tiered garden, comprising a patio area and three steps leading to a raised lawn with further patio beyond. The rear garden offers a good deal of privacy and seclusion, whilst there is a side pedestrian gate giving access to the garage via pedestrian doors.

GARAGE

16'4 x 8'1 (4.98m x 2.47m)

Single with an up and over door, power and light connected. Fitted worktop with spaces for washing machine and tumble dryer below.

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)

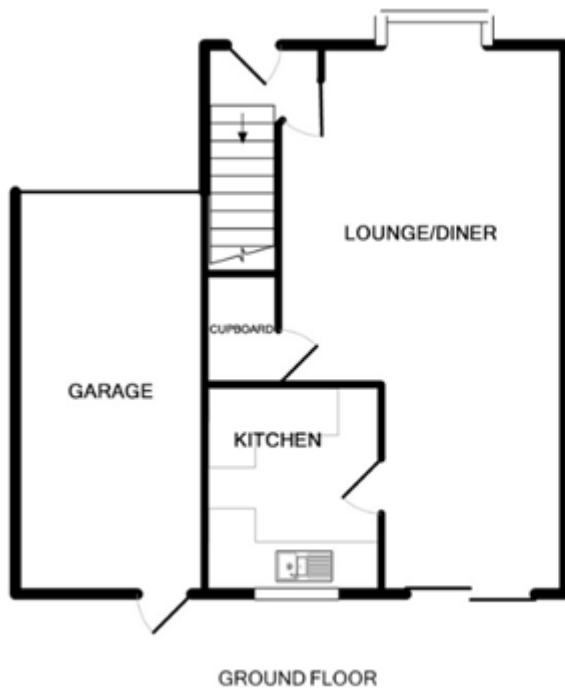
The Consumer Protection Regulations

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.

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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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