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£220,000 FREEHOLD

A well-presented three bedroom mid-terraced house, spacious lounge/diner, modern fitted kitchen and bathroom, garage in a nearby block, double glazing & central heating.

RENDESHAM GARDENS, THORNBURY, PLYMOUTH

EPC - C



PROPERTY DETAILS

Situated in the sought-after area of Thornbury, this well-presented three bedroom mid-terraced family home offers a perfect blend of modern living and practicality. The property is well-connected to Derriford Hospital, local amenities, schools and transport links, making it an ideal choice for families and commuters alike. In addition, this property benefits from a garage located in a nearby block, providing convenient off-road parking or extra storage and a tiered south-facing rear garden.

The accommodation comprises of a spacious entrance hall, an inviting lounge/diner providing a comfortable space for relaxing and entertaining, with direct access to a two-tiered, south-facing rear garden – perfect for enjoying the sunshine throughout the day. A cream high gloss kitchen is thoughtfully fitted, offering a stylish and functional space for cooking and dining, two double bedrooms and a further single bedroom, ideal for a family or those seeking a home office. Complete with a family bathroom, housing the gas boiler, which was updated by the current sellers approx. 12 months ago.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door with matching side screens to;

ENTRANCE HALL

Staircase to first floor with storage cupboard under, panelled radiator, wood laminate flooring, built-in storage cupboard, doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE/DINING ROOM

17'7 x 13'7 (5.4m x 4.2m)

Panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation, adjacent matching opaque double glazed door providing access to the rear garden.

KITCHEN

10'1 x 8'5 (3.1m x 2.6m)

Well fitted with a range of cream gloss base and eye level storage cupboards with stainless steel furniture, wood effect worktops, inset single bowl double drainer sink unit with mixer tap, integrated oven and 4 burner gas hob, adjacent recess suitable for under counter fridge and freezer, UPVC double glazed window to front elevation, part-tiled walls, tile effect flooring.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'7 x 8'5 (3.9m x 2.6m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

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

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'5 x 7'5 (2.6m x 2.3m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and mixer shower over, low level WC, vanity wash hand basin, built-in storage cupboard housing a wall mounted gas boiler providing hot water and central heating (updated approx. 12 months ago), part-tiled walls, wood effect flooring, two opaque UPVC double glazed windows to front elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property. The front being laid largely to lawn with a pathway and steps leading to the front door. The rear garden is south-facing and fully enclosed, offering a good deal of privacy and seclusion with high larch lap fencing. The rear garden is tiered with a large patio area and gates leading to a lower gravelled area, which in turn, has a pedestrian gate providing access to a single garage in a nearby block.

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)

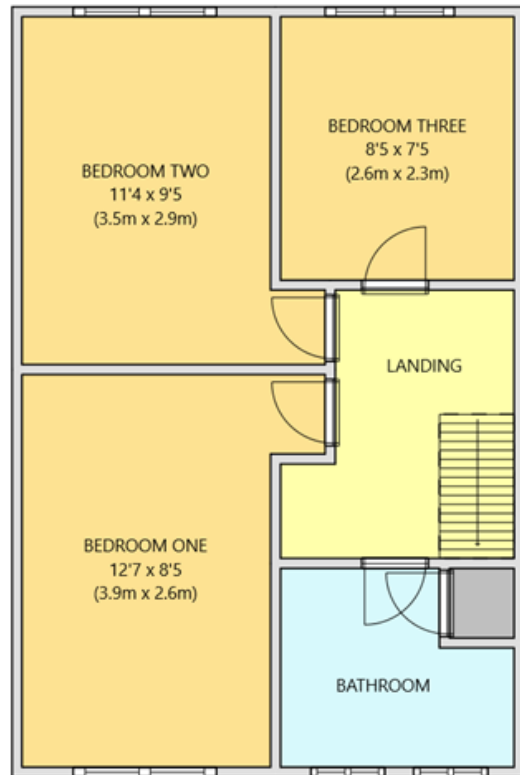
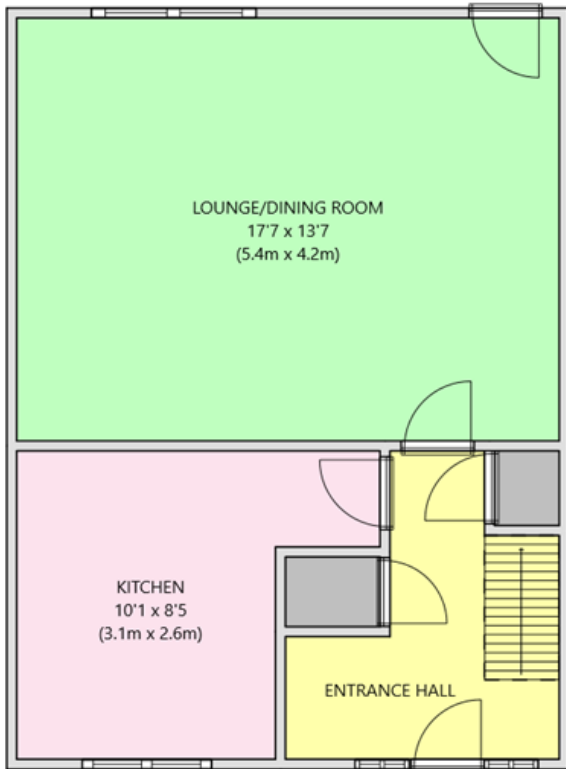
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

