



35 West Malling Avenue | Ernesettle | Plymouth | PL5 2SS

In Excess Of £230,000

A semi detached house with water and country views.

This three bedroom home has been re-plastered and re-decorated throughout, it also benefits from Upvc double glazed windows and conservatory, gas central heating system, fitted kitchen, downstairs WC and modern bathroom suite.

The accommodation comprises entrance hall, lounge, dining room, conservatory and kitchen on the ground floor, whilst the first floor offers a landing, two double bedrooms, a single bedroom and the family bathroom.

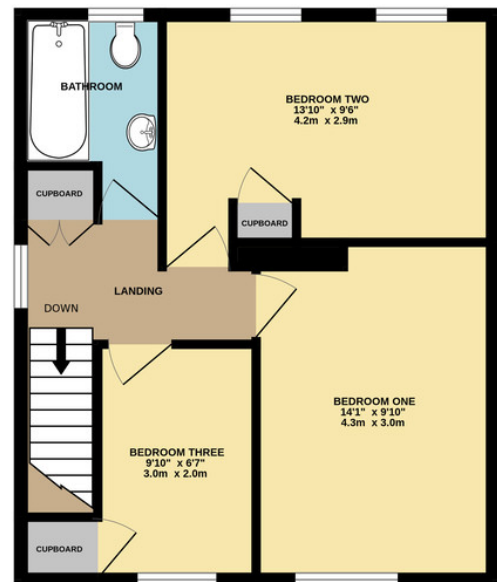
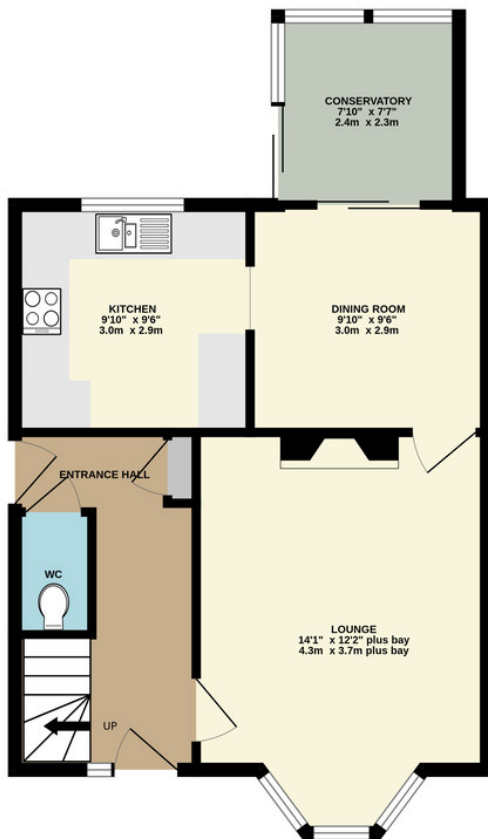
Outside is a private drive to the front and garden area, with a gate leading to the rear garden which is enclosed by fencing, with a timber summer house and block built stores.

- Semi Detached House
- Three Bedrooms
- Upvc Conservatory
- Modern Bathroom Suite
- Gas Central Heating System
- Upvc Double Glazing
- Enclosed Rear Garden
- Driveway Parking



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements