



Aycliffe Gardens, Plymouth PL7 1YN

fox & sons

welcome to

Aycliffe Gardens, Plymouth

***** EXTENDED PLYMPTON HOME *****

A fantastic opportunity to purchase this FOUR BEDROOM SEMI-DETACHED home with a rear EXTENSION, offering TWO DOWNSTAIR WCs with THREE RECEPTION ROOMS this home is situated in a popular CUL-DE-SAC in Plympton and is sure to attract a lot of INTEREST. Call us today!!



Entrance Hall

Doors to downstairs WC, lounge and kitchen with a radiator and stairs to the first floor.

Lounge

Large windows/door to front elevation, two radiators, storage cupboard and understair storage with bi-fold doors to the dining room.

Dining Room

Space for a large dining table and chairs and further bi-fold doors to the snug.

Kitchen

Plenty of wall and base units with worktop space, integrated gas oven and hob, fridge and dish washer with space for a washing machine. Doors leading to the snug and dining room.

Snug

Sliding door to a downstairs wc and shower, doors to the rear garden and velux windows making a bright and airy reception room.

Wc/Shower Room

Sliding door from the snug, a WC and electric shower, hand wash basin and double glazed obscure window to side elevation.

Downstairs Wc

Fully tiled, radiator, WC, hand wash basin and double glazed window to side elevation.

First Floor Landing

Doors to all four bedrooms and bathroom with loft access and two storage cupboards.

Bedroom 1

Double glazed window to front elevation, radiator and sliding wardrobes.

Bedroom 2

Double glazed window to rear elevation, radiator and storage cupboard.

Bedroom 3

Double glazed window to rear elevation and a radiator.

Bedroom 4

Double glazed window to front elevation, radiator and storage cupboard.

Bathroom

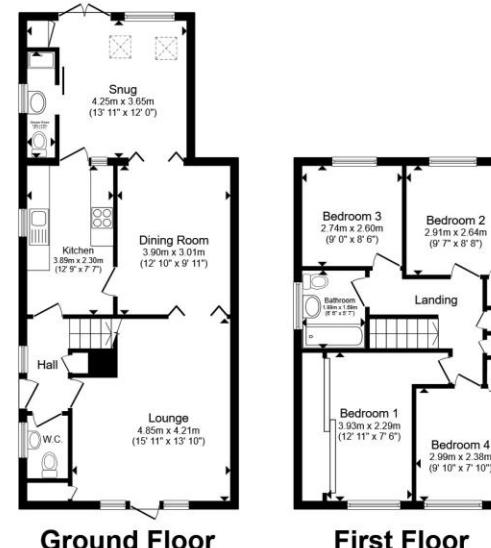
A bath with electric shower, pedestal sink, WC and radiator.

Front Garden

A level front garden of mostly lawn with a long driveway leading to the garage and front steps to the front door.

Rear Garden

A raised lawn area with a corner patio with additional outdoor seating and a lower patio with space for an outdoor table and chairs.



Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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welcome to

Aycliffe Gardens, Plymouth

- Four Bedrooms
- Long Driveway & Garage
- Front & Rear Gardens
- Rear Extension
- Two Downstairs WCs

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£340,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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