



## Kingston Close, Plymouth Guide Price £265,000 Freehold

Charming Three-Bedroom Semi-Detached Home in Desirable Plympton Cul-de-Sac – No Onward Chain

Situated in a peaceful and family-friendly cul-de-sac in the heart of Plympton, this well-proportioned three-bedroom semi-detached property presents a fantastic opportunity for those looking to create a long-term home. With easy access to highly regarded local schools, nearby green spaces, a range of amenities, and excellent commuter links, this property ticks all the right boxes for family living.

Offered to the market with no onward chain, a swift and straightforward move is entirely possible.

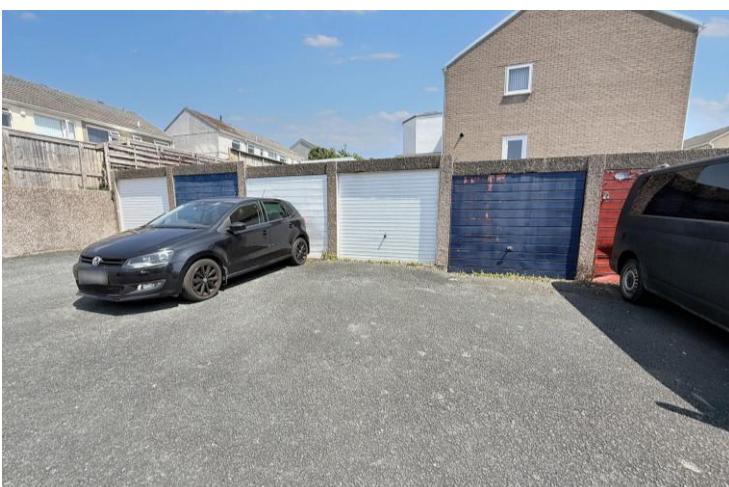
Upon entering, you are welcomed into a spacious and inviting hallway—an ideal spot to greet guests and kick off your shoes after a long day. The heart of the home is the generous open-plan lounge/diner, a light-filled space perfect for entertaining friends or enjoying cosy evenings as a family. Whether it's watching a film or catching up over dinner, this room adapts to every occasion.

**Tel: 01752 424 668**

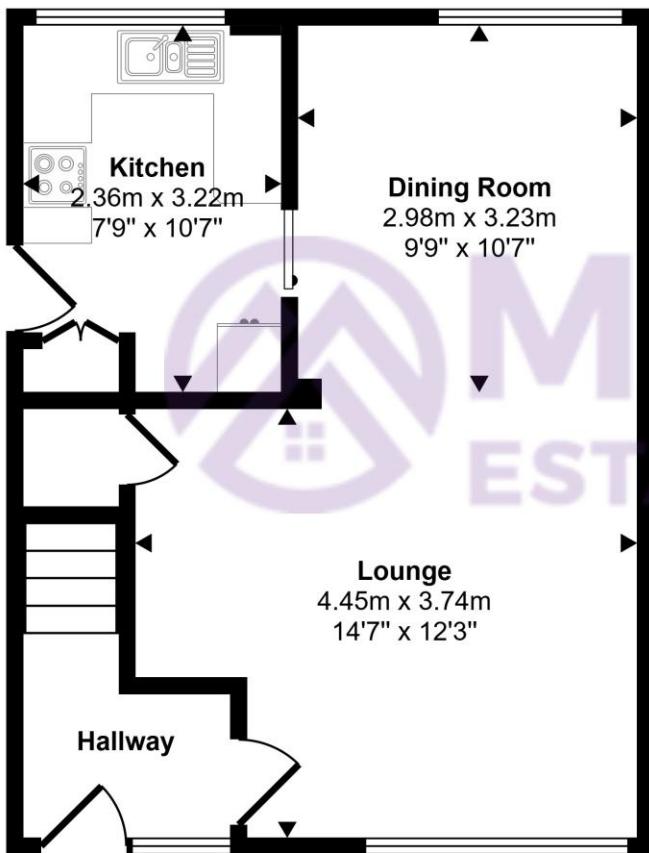
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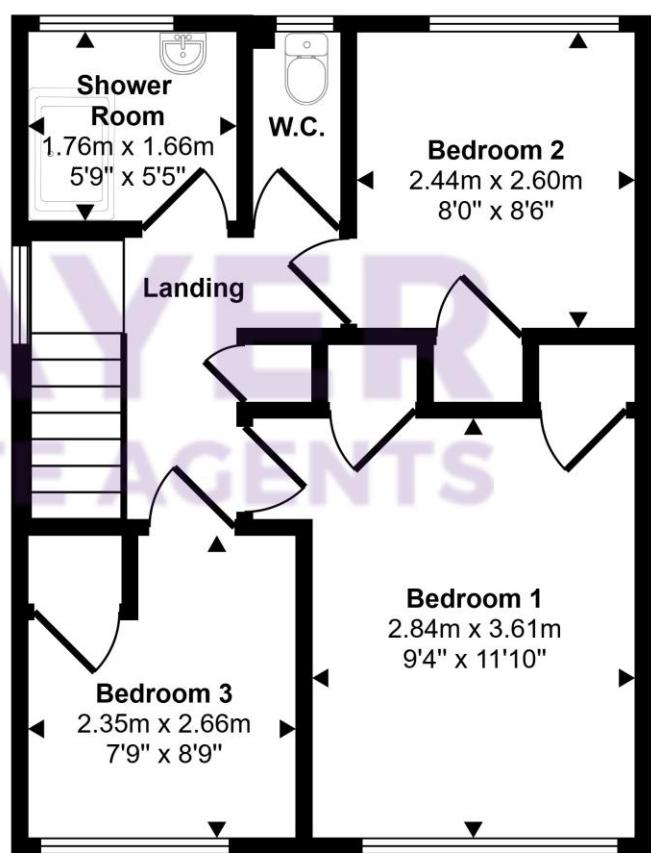








**Ground Floor**  
Approx 39 sq m / 418 sq ft



**First Floor**  
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Directions

Please contact the office for directions

## Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(63-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MAYER ESTATE AGENTS NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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