



**Richmond Walk, Plymouth, PL1 4LL**

**Plymouth**

Guide Price  
**£250,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

To view this property please quote MK-1186002

This period semi-detached home is located along Richmond Walk, a no through road which leads to the Mayflower Marina complex where you will find plethora of maritime services and moorings, plus the waterside bistro 'Jolly Jacks' and a public slip way leading directly into the River Tamar. The house enjoys views towards the inlet and the surrounding area which include the moorings and boat yard for the prestigious Princess Yachts company. Nearby, you can find easy walks or bike rides into Plymouth City Centre, public parks and recreational grounds plus the bustling waterfront of The Hoe and The Royal William Yard are all within easy reach.

On entering the property, a large hallway provides plenty of storage under the stairs and leads into a separate Lounge which looks towards the creek at the front. The Kitchen-Diner is a generous open plan space with French doors opening to the rear garden, and has plenty of room for your dining suite. The kitchen has a number of units with worktop space over and houses an electric oven and gas hob. There is room for your fridge-freezer and washing machine also.

On the first floor the landing leads into the three bedrooms and a large shower room. Two of the rooms are equally sized double bedrooms, plus a third single bedroom. The front bedrooms enjoy a view of the creek and the surrounding area taking in much of Stonehouse and the Royal William Yard.

Outside, the property benefits from an enclosed garden which has been well stocked with plants and shrubs, creating a little oasis in which to sit out and enjoy the summer months. The property has the benefit of permit parking, with spaces directly in front of the houses on a first come, first served basis. We currently await the results of a new EPC, and the property is registered in Council Tax Band C. The property is being sold with no onward chain.

- Entrance Hallway
- Lounge
- 11' 11" x 10' 8" (3.64m x 3.25m)
- Kitchen-Diner
- 17' 5" x 11' 11" (5.3m x 3.62m) Max
- First Floor Landing
- Bedroom 1
- 12' 0" x 10' 8" (3.65m x 3.26m)
- Bedroom 2
- 11' 11" x 10' 8" (3.64m x 3.25m)
- Bedroom 3
- 6' 10" x 5' 3" (2.09m x 1.6m)
- Shower Room







 **MARK KEANE**

THE ESTATE AGENTS

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