



3  2  2 

**Freehold : Council Tax Band C  
EPC Rating C**

Claytonia Close, Roborough

**BELVOIR!**

Guide price £239,950



## Key Features

- > Three Bedroom End Terrace House
- > Two Parking Spaces
- > Downstairs Toilet
- > En-Suite Shower Room
- > Enclosed Rear Garden

\*\*\* NO ONWARD CHAIN!! \*\*\*

A fabulous modern home located in the ever-popular village of Roborough, Plymouth.

The property is well presented throughout and allows for easy access to the A386 towards Plymouth and Tavistock.

The house enjoys TWO OFF ROAD PARKING SPACES and benefits from a Tesco Extra and Lidle close by!

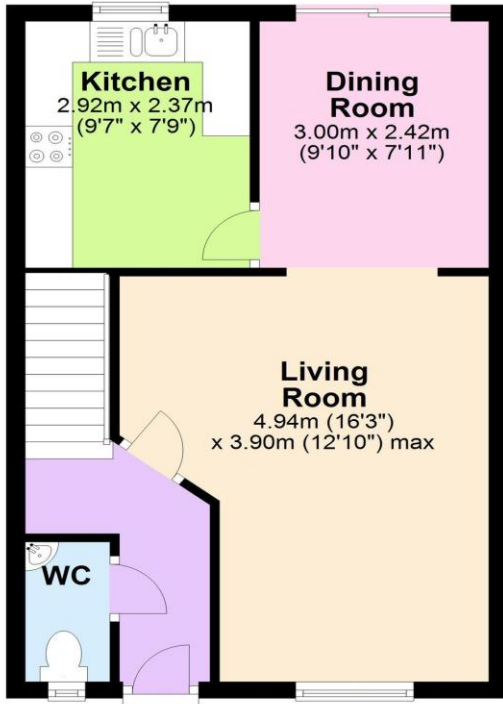


Additional features include; enclosed rear garden, spacious living room, downstairs toilet, fitted kitchen, dining with patio doors, master bedroom with en-suite shower room, two further bedrooms, family bathroom, GCH, DG & more!

Call today to book your viewing!!

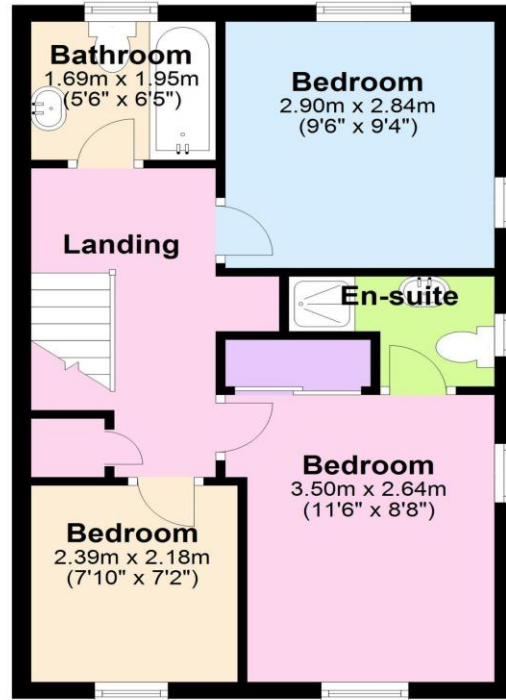
### Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440