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£230,000 FREEHOLD

A spacious two double bedroom dormer-style property, requiring some updating and modernisation, fitted kitchen and separate dining room/potential 3rd bedroom, two modern shower rooms, garage in a nearby block and no onward chain.

MILLER WAY, THORNBURY, PLYMOUTH

EPC - TBC



PROPERTY DETAILS

A spacious two double bedroom dormer-style property situated in the popular Thornbury area, offered for sale with no onward chain, and providing excellent potential for updating and modernisation. Conveniently positioned for local amenities, schools and transport links, with easy access to Derriford Hospital, Crownhill and Plymouth City Centre. The accommodation comprises an entrance porch, utility area, fitted kitchen, separate dining room with potential for use as a third bedroom, spacious lounge with access to the rear garden, two double bedrooms and two modern shower rooms. Further benefits include double glazing, central heating, good-sized front and rear gardens and a garage in a nearby block to the rear, with a private parking space directly in front of the garage. An early viewing is recommended to avoid disappointment!

COUNCIL TAX BAND – B

The property is approached via a lawned front garden, with a paved pathway, steps and handrail leading to the main entrance for ease of access.

UPVC front door to;

ENTRANCE PORCH

5'4 x 3'9 (1.66m x 1.20m)

UPVC obscure window to side elevation, tiled flooring, glazed wooden door to entrance hall, door to;

UTILITY AREA

5'2 x 5'2 (1.60m x 1.59m)

Space for a washing machine and space for a tumble dryer, power and light connected. Obscure UPVC window to front elevation.

ENTRANCE HALL

Radiator, stairs to first floor, wood effect flooring, doors lead off the entrance hall providing access to all ground floor rooms.

KITCHEN

8'3 x 7'8 (2.54m x 2.39m)

Fitted with a range of base and eye level units, wood effect worktops, space for a freestanding cooker, single bowl single drainer stainless steel sink and mixer tap, adjacent recess with space for a washing machine and space for a tumble dryer, wall mounted Ideal boiler providing hot water and central heating (installed in 2019), wood effect flooring, UPVC double glazed window to front elevation, space for a fridge freezer.

DINING ROOM/POTENTIAL 3RD BEDROOM

9'4 x 8'6 (2.89m x 2.65m)

UPVC double glazed door and matching side screen providing access to the rear garden, tiled flooring, radiator, fitted cupboard.

LOUNGE

**17'6 x 8'5 to dining area widening to 11'2 to lounge area
(5.39m x 2.60m to dining area widening to 3.42m to lounge area)**

A dual aspect room with UPVC double glazed window to front elevation and UPVC sliding patio doors providing access to the rear garden. Radiator, useful under stairs storage cupboard.

SHOWER ROOM

6'4 x 5'4 (1.96m x 1.66m)

Fitted with a modern white suite comprising a corner shower enclosure with shower attachment and rainfall shower head, pedestal wash hand basin and low level WC. Finished with mermaid panelled boarding walls and tile effect flooring, ceiling spotlights, obscure UPVC window to front elevation.

FIRST FLOOR

LANDING

Velux window to rear elevation, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'1 x 9'8 (3.41m x 3.00m)

Velux window to front elevation, radiator, doorway to;

WALK-IN WARDROBE

11'3 x 6'6 (3.45m x 2.02m)

Hanging rail, lighting connected.

SHOWER ROOM

6'9 x 4'8 (2.13m x 1.48m)

Fitted with a white suite comprising shower enclosure with shower attachment and patterned glazed screening, pedestal wash hand basin and low level WC. Velux window to front elevation.

BEDROOM TWO

9'9 x 9'8 (3.03m x 2.99m)

Velux window to front elevation, radiator, doorway to;

WALK-IN WARDROBE

9'8 x 6'5 (2.99m x 2.01m)

Lighting connected.

OUTSIDE

The front garden is mainly laid to lawn with a pathway and steps leading up to the front door. To the rear of the property is a low-maintenance, enclosed garden, predominantly laid to raised timber decking with an additional paved patio area. Steps lead to a further raised section with gated rear access, providing convenient access to a garage situated in a block to the rear of the property.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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