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£200,000 FREEHOLD

A well-presented and spacious, three bedroom semi-detached family home, open plan living room, modern fitted kitchen/diner and a generously sized rear garden.

SHAKESPEARE ROAD, HONICKNOWLE, PLYMOUTH

EPC - D



PROPERTY DETAILS

A well-presented, three bedroom semi-detached house, boasting a generously sized rear garden that backs onto peaceful woodland. Perfectly positioned, close to local amenities, schools, and transport links, this home offers an excellent opportunity for families or first-time buyers seeking a property with plenty of space and privacy. The ground floor accommodation comprises of a welcoming living room, good sized kitchen/diner, rear porch providing direct access to the back garden. On the first floor, there are three bedrooms, two generous doubles and a single, complemented by a modern fitted shower room, updated by the current owners just 2 years ago. Complete with being double glazed and centrally heated.

COUNCIL TAX BAND – A

Steps and handrail leading down to a canopied entrance with opaque UPVC double glazed door to;

LIVING ROOM

20'6 x 12'1 (6.3m x 3.7m)

An open plan room with staircase to first floor, a peninsula unit divides the hallway area from the living room, panelled radiator, UPVC double glazed window to front elevation, serving hatch to kitchen, stripped wood double door to;

KITCHEN/DINING ROOM

20'9 x 8'8 (6.4m x 2.7m)

Fitted white high gloss kitchen comprising cupboards and drawers, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine and space for a tumble dryer, range oven with extractor canopy over, part-tiled walls, ceramic tiled flooring, two UPVC double glazed windows to rear elevation, space for an upright fridge freezer, door to;

REAR PORCH

Ceramic tiled flooring, UPVC double glazed door providing access to the rear garden, further built-in storage cupboard with wall mounted gas boiler providing hot water and central heating.

FIRST FLOOR

LANDING

Access to insulated loft space, panelled radiator, doors lead off the landing providing access to all first floor rooms, UPVC double glazed window to side elevation.

SHOWER ROOM

Having been replaced by the current owners 2 years ago. A modern white suite comprising corner glazed shower cubicle with mixer shower, low level WC, vanity wash hand basin, heated towel rail, wood effect flooring, opaque UPVC double glazed window to rear elevation.

BEDROOM ONE

12'1 x 11'8 (3.7m x 3.6m)

UPVC double glazed window to front elevation.

BEDROOM TWO

13'4 x 8'2 (4.1m x 2.5m)

Fitted triple wardrobe unit with sliding mirrored doors, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'8 x 8'5 (2.7m x 2.6m)

Built-in storage cupboard, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is a generously sized, enclosed garden, offering a good degree of privacy and seclusion with high larch lap fencing. The ideal space for outdoor entertaining and relaxation. To one corner is a raised decked area with gazebo and a further decked area to one corner, with a large patio immediately to the rear and steel storage shed. The rear garden is private and backs on to woodland. To the side of the property is a useful storage shed and a pedestrian gate, giving access to the front and 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)

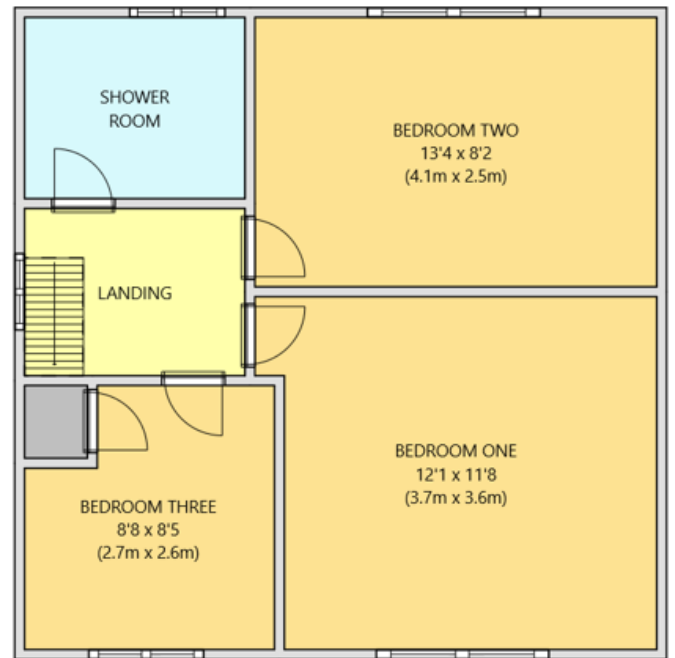
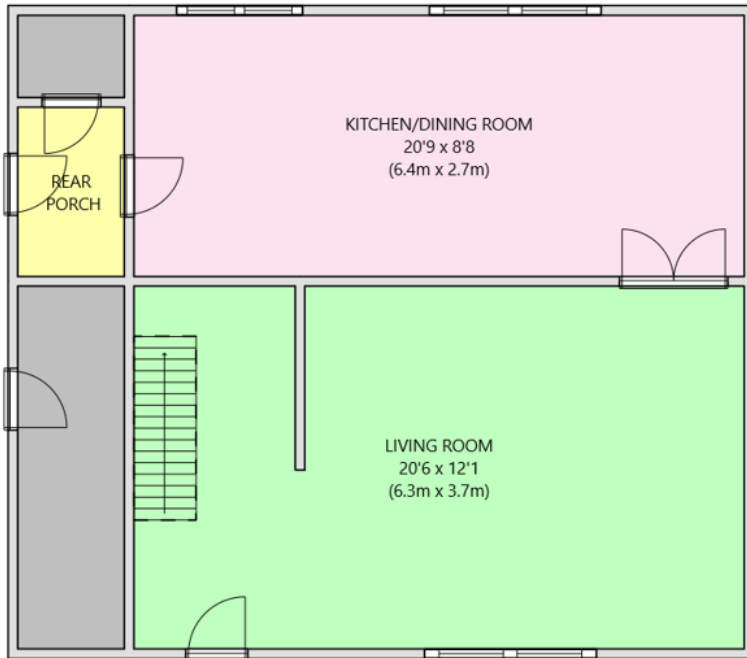
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Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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