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**£220,000 FREEHOLD**

**A spacious and well-presented three double bedroom end-terraced house, no onward chain, allocated parking, a good sized south-facing garden, double glazed and centrally heated.**

**CHALLOCK CLOSE, THORNBURY, PLYMOUTH**

**EPC – C**



## PROPERTY DETAILS

**A well-maintained and spacious three double bedroom end-terraced house in the highly desirable Thornbury area, set in a tranquil cul-de-sac with an allocated parking space, a large south-facing garden, and a wooded outlook to the rear. All while being conveniently close to local amenities, schools, Derriford Hospital, Marjon University, and easy access to the A38 and the scenic Dartmoor National Park!**

**The ground floor features a welcoming entrance hallway and a spacious double bedroom, with stairs leading down to an inviting lounge complete with a charming fireplace and double doors that open into a delightful extended kitchen/dining area. Upstairs, you'll discover another double bedroom with charming woodland views, a modern family bathroom, and further stairs leading to the impressive main double bedroom and a handy boiler cupboard.**

### COUNCIL TAX BAND – A

Steps and handrail providing access to an opaque UPVC double glazed door to;

#### **ENTRANCE HALL**

Stairs to first and lower ground floors, panelled radiator, built-in storage cupboard, door to;

#### **BEDROOM THREE**

**10'1 x 9'8 (3.1m x 3m)**

Fitted double wardrobe unit with sliding doors, panelled radiator, UPVC double glazed window to front elevation.

#### **LOWER GROUND FLOOR**

Opaque glazed door providing access to;

#### **LOUNGE**

**16'4 x 9'5 (5m x 2.9m)**

Living flame coal effect gas fire with wooden surround and mantle over, panelled radiator, built-in storage cupboard, UPVC double glazed window to side elevation, opaque glazed double doors to;

#### **KITCHEN/DINING ROOM**

**14'1 x 11'1 (4.3m x 3.4m)**

Fitted with a range of solid oak base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven and 4 burner gas hob with extractor canopy over, recess area with plumbing for a washing machine, space for a tumble dryer, radiator, space for an upright fridge freezer, wood laminate flooring, UPVC double glazed window and adjacent matching door providing access to the rear garden, opaque UPVC double glazed window to side elevation.

#### **FIRST FLOOR**

#### **HALF LANDING**

Stairs providing access to the main landing, doors providing access to;

#### **BEDROOM TWO**

**9'5 x 8'2 (2.9m x 2.5m)**

Panelled radiator, UPVC double glazed window to rear elevation, enjoying a delightful woodland aspect.

## **BATHROOM**

**7'5 x 6'5 (2.3m x 2m)**

White suite comprising double ended bath with central mixer tap, shower attachment and mixer shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, panelled radiator, wood laminate flooring, opaque UPVC double glazed window to rear elevation.

## **MAIN LANDING**

Built-in storage cupboard housing a wall mounted Worcester boiler providing hot water and central heating, further door to;

## **BEDROOM ONE**

**13'1 x 9'8 (4m x 3m)**

Panelled radiator, UPVC double glazed window to front elevation.

## **OUTSIDE**

To the rear of the property is an enclosed garden, offering a good deal of privacy and seclusion, with high larch lap fencing. A side pedestrian gate providing rear access. To the corner of the garden there is a block-built storage shed. To the front of the property is a patio area with lawn beyond. There is a 1 car hard-stand situated in a nearby garage block at the end of the cul-de-sac, which belongs to 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:

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.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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