



Erle Gardens, Plympton PL7 1NZ

welcome to

Erle Gardens, Plympton

A PERFECT WAY TO START YOUR YEAR!

A brilliant opportunity to purchase a THREE BEDROOM TERRACED HOME in PLYMPTON! Well presented and well portioned, this HOME could be yours. Call Fox & Sons TODAY to book your viewing!



Entrance Hallway

Door to the lounge, kitchen/diner and stairs to the first floor.

Lounge

20' 8" max x 11' max (6.30m max x 3.35m max)

A spacious lounge with a double glazed window to front elevation, two radiators, gas fireplace with surround and sliding door to the rear garden.

Kitchen/Diner

20' 7" max x 9' 8" max (6.27m max x 2.95m max)

Wall and base grey gloss unit kitchen with plenty of storage and worktop space, with space for an undercounter fridge, washing machine and cooker. Additional under stair storage, space for a dining table and a double glazed window to front elevation and door to rear garden.

First Floor Landing

Access to all three bedrooms and bathroom, two storage cupboards and loft access.

Bedroom 1

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Double glazed window to front elevation, radiator and storage cupboard.

Bedroom 2

14' 2" max x 9' 2" max (4.32m max x 2.79m max)

Double glazed window to rear elevation, radiator and storage cupboard.

Bedroom 3

11' 8" x 6' 7" (3.56m x 2.01m)

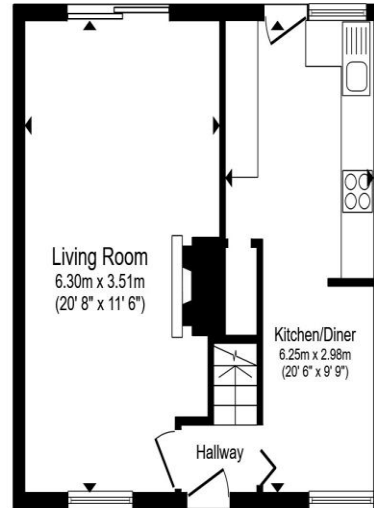
Double glazed window to front elevation and radiator.

Bathroom

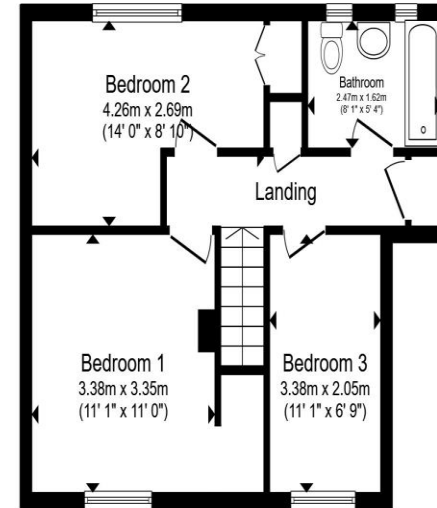
A bath with electric shower, vanity WC unit and two double glazed obscure windows to rear elevation.

Rear Garden

A spacious rear garden with an outdoor shed and two tiers offering plenty of outdoor space!



Ground Floor



First Floor

Total floor area 82.4 m² (887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Erle Gardens, Plympton

- Family Home
- Well Presented
- Gas Central Heating
- Double Glazing
- Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104490 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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