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£225,000 FREEHOLD

A well-presented three bedroom end-terraced house, modern kitchen/diner and shower room, a spacious dual aspect lounge, good sized front and rear gardens and off-road parking to the front.

SEGRAVE ROAD, MILEHOUSE, PLYMOUTH

EPC - C

The Property Ombudsman
rightmove.co.uk The UK's number one property website
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PROPERTY DETAILS

A well-presented three-bedroom property, ideally situated within the popular residential area of Milehouse. Offering well-proportioned and versatile accommodation, the property comprises an entrance vestibule and entrance hallway, utility room, a dual aspect lounge providing the perfect setting for relaxation and entertaining, alongside a contemporary fitted kitchen/dining room with modern units, integrated appliances and a useful pantry cupboard. On the first floor, there are three bedrooms (two doubles and one single), and a modern fitted shower room. Externally, the property benefits from off-road parking, front and rear gardens and a useful outbuilding incorporating an office and storage area. Further benefits include gas central heating and UPVC double glazing throughout.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE
Opaque UPVC double glazed door to;

ENTRANCE HALL
Archway to;

UTILITY ROOM
6'5 x 5'2 (2m x 1.6m)
Plumbing for washing machine, space for tumble dryer, ladder radiator, half-tiled walls, wood laminate flooring, UPVC double glazed window to front elevation.

INNER HALL
Staircase to first floor, archway to kitchen/dining room and door to;

LOUNGE
18' x 10'8 (5.5m x 3.3m)
Two panelled radiators, a dual aspect room with UPVC double glazed windows both to front and rear elevations.

KITCHEN/DINING ROOM
18' x 9'5 in kitchen area narrowing to 6'5 in dining area
(5.5m x 2.9m in kitchen area narrowing to 2m in dining area)
Having been replaced by the current owners in 2022. Well fitted with range of grey high gloss base and eye level storage cupboards, fitted worktops, inset one and a half bowl, single drainer, stainless steel sink unit with mixer tap, integrated double oven and four ring induction hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher, part-tiled walls, ceiling spotlights, peninsula unit divides the kitchen from dining area, panelled radiator, wood laminate flooring throughout, cupboard housing wall mounted gas boiler providing hot water and central heating, UPVC double glazed French doors to kitchen providing access to the rear garden with further door to a large walk-in pantry cupboard with fitted shelving and laminate flooring.

FIRST FLOOR

LANDING
UPVC double glazed window to rear elevation and useful storage cupboard under, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE
13'1 x 9'5 (4m x 2.9m)
Two built-in wardrobes, panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO
11'1 x 9'8 (3.4m x 3m)
Panelled radiator, access to loft space, UPVC double glazed window to front elevation.

BEDROOM THREE
7'8 x 7'8 (2.4m x 2.4m)
Panelled radiator, built-in wardrobe, UPVC double glazed window to rear elevation.

SHOWER ROOM
Replaced by the current owners in 2022 to incorporate a modern suite with glazed double shower cubicle and sliding door and fully tiled surround, vanity wash hand basin, low level WC, part-tiled walls, extractor fan, ceiling spotlights, heated towel rail, two opaque UPVC double glazed windows to rear elevations.

OUTSIDE
To the front of the property is an off-road parking space providing convenience, installed by the current owners in 2019. To the front there is an enclosed lawned garden and concrete path running along the side of the property via a pedestrian gate, giving access to the rear garden. The rear garden is a particularly good size and tiered, featuring paved terraces, decorative stone borders and established planting. Steps lead down to an artificial lawn with outdoor seating, while the lower level offers a paved patio and separate garden outbuilding. Mature shrubs, colourful flowers and small trees add greenery and privacy, creating a versatile outdoor space ideal for relaxing and entertaining. Immediately to the rear of the property is a paved patio area giving access to a useful outbuilding comprising of;

OFFICE
8'2 x 7'5 (2.5m x 2.3m)
Power and light connected with electric panelled radiator. Adjacent to the office is a further storage area with power and light connected.

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:

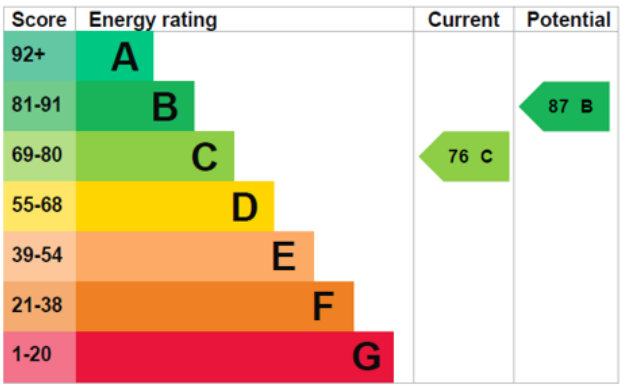
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various 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.







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