



Merafield Road, Plympton PL7 1TL

welcome to

Merafield Road, Plympton

***** RENOVATION PROJECT *****

A fantastic opportunity to purchase this TWO DOUBLE BEDROOM, SEMI-DETACHED property which requires RENOVATION throughout offering a great opportunity to ADD VALUE and make your OWN STAMP, is to be sold with NO CHAIN and offers a large SOUTH FACING rear garden! Call



Entrance Hall

Door to the dining room, stairs to first floor and radiator.

Lounge

Single glazed window to front elevation, radiator and fireplace.

Dining Room

Open fireplace, access to the kitchen, single glazed window to rear elevation, radiator and under-stair storage cupboard.

Kitchen

Wall and base units, space for a cooker, washing machine and fridge freezer. Single glazed window to side elevation and door to rear garden.

First Floor Landing

Single glazed window to rear elevation, doors to both bedrooms and bathroom with a storage cupboard housing the boiler.

Bedroom 1

Single glazed window to rear elevation and radiator.

Bedroom 2

Single glazed window to front elevation and radiator.

Bathroom

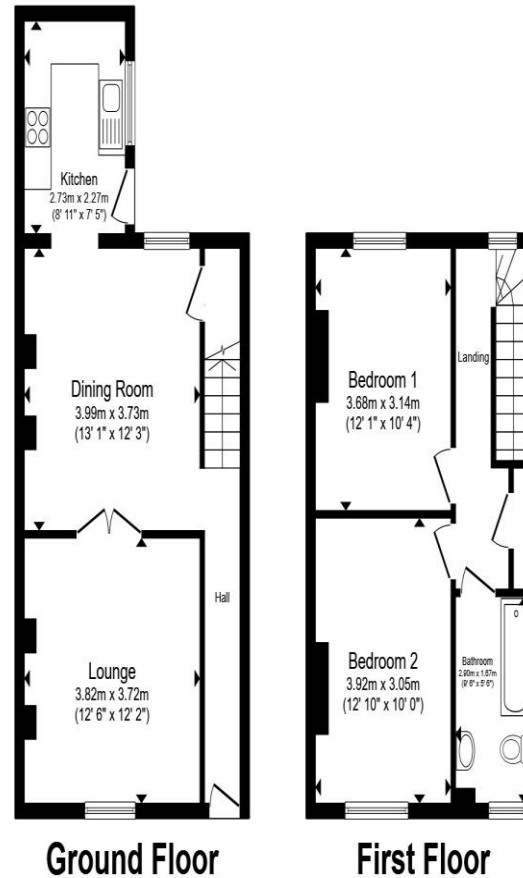
Bath with electric shower, pedestal sink, WC and single glazed obscure window to front elevation.

Front Garden

Steps up leading to the front door and side access to the garden, with a small lawn patch to front.

Rear Garden

A large, south facing rear garden with a outdoor shed level to the rear access with steps up the large lawn area which requires extensive work to cut back and make back into a working garden.



Total floor area 82.7 m² (890 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

Merafield Road, Plympton

- Two Double Bedrooms
- Semi-detached
- Large South Facing Rear Garden
- Gas Central Heating
- On Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£130,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104644



Property Ref:
PYP104644 - 0002

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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