



## 35 TORY BROOK COURT, PLYMPTON

PLYMOUTH, PL7 2FY

£170,000  
FREEHOLD

Located close the Ridgeway in Plympton and close to bus stops, this property could make an ideal First Time buy for someone. Offered with no onward chain, the property comprises of a lounge/diner, kitchen, 2 bedrooms and a bathroom. There is double glazing, enclosed private courtyard garden to the rear amnd an allocated parking space. An early viewing is highly recommended.



## 35 TORY BROOK COURT

- End Terraced Modern Property
- 2 Bedrooms, Bathroom
- Lounge/Diner, Kitchen
- uPVC DG, Garden and Parking
- No Onward Chain



**Porch:**  
uPVC porch with door into:

**Hallway:**  
Cupboard, stairs to first floor, door to lounge/diner and doorway to:

**Kitchen: 2.2m x 1.98m (7'2" x 6'5")**  
Wall and floor units with work surfaces over. Stainless steel sink unit, space for slot in cooker, washing machine and fridge/freezer. Window to the front.

**Lounge/Diner: 4.88m x 2.75m (16'0" x 9'0")**  
uPVC framed double glazed window and door to the rear.

**Landing:**  
Doors to:

**Bedroom 1: 3.18m x 2.8m (10'5" x 9'2" )**  
(at widest point). Storage heater and window to the rear.

**Bedroom 2 2.8m x 1.63m (9'2" x 5'4")**  
Storage heater and window to the rear.

**Bathroom:**  
White suite comprising of panelled bath with electric shower over and tiled surround. Low level wc, wash hand basin and window to the front.

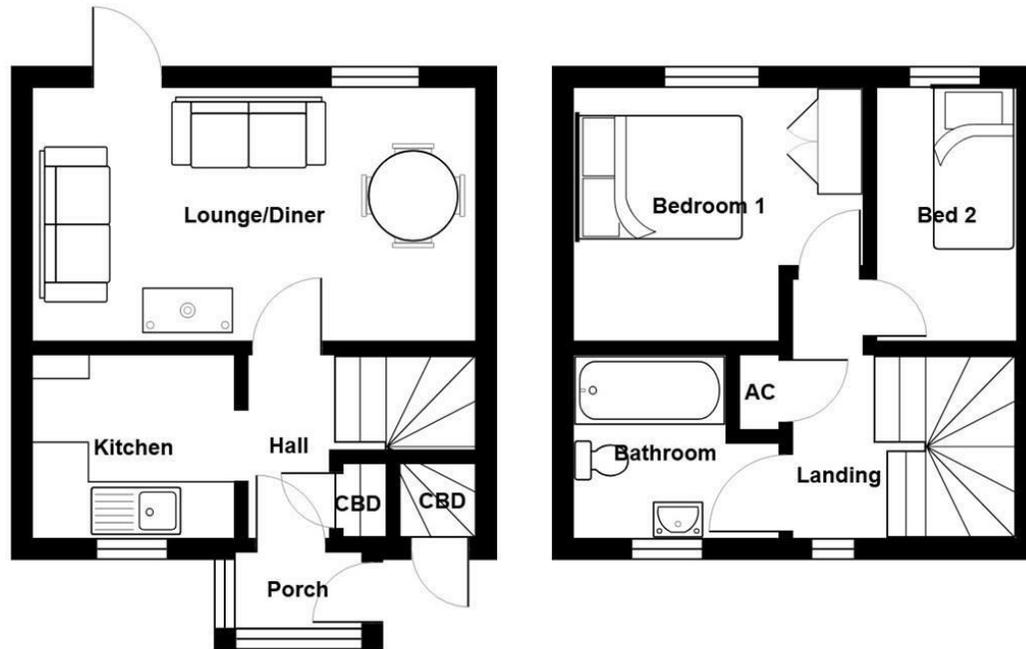
**Outside:**  
There is a small frontage to the property. The house has

a storage cupboard built in with access at the front. To the rear is a walled and fenced patio.

**Parking:**  
There is an allocated parking space and additional street parking.

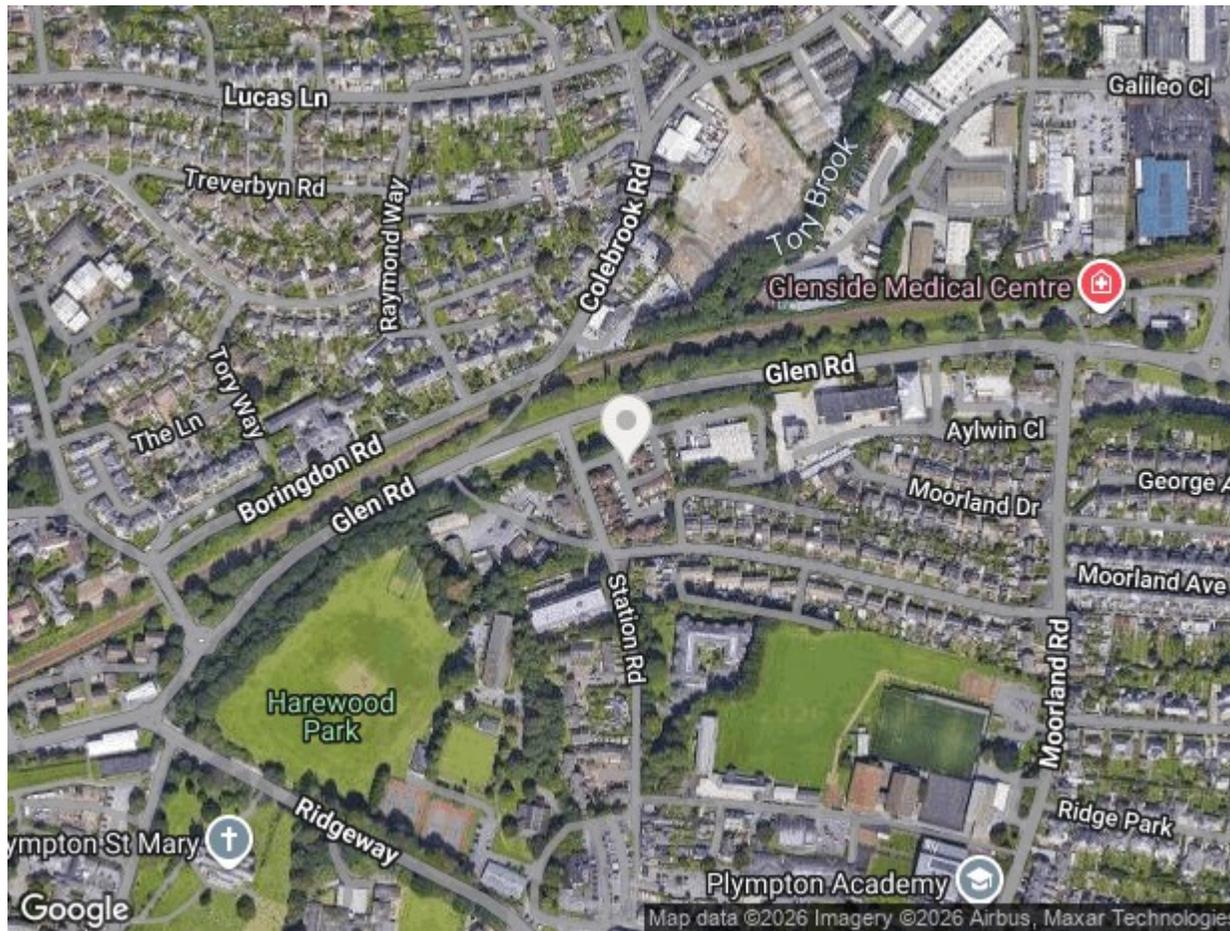
**Useful Information:**  
Council Tax Band B - £1808.67 (2025/2026)

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Total Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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