



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£165,000 FREEHOLD

A spacious three bedroom semi-detached house with off-road parking, bay fronted lounge, L shaped kitchen/diner, no onward chain, mostly double glazing and central heating.

QUEENS ROAD, WEST PARK, PLYMOUTH

EPC - C



PROPERTY DETAILS

Offered to the market with no onward chain, this three-bedroom semi-detached property with off-road parking provides excellent potential to modernise and add value. Perfectly positioned, close to local amenities, well-regarded schools and transport links, it is perfectly suited to first-time buyers, growing families and investors alike.

The well-proportioned accommodation comprises an entrance hall, a bright bay-fronted lounge, an L-shaped kitchen/dining room, three bedrooms and a ground floor shower room. Outside, the property benefits from off-road parking to the front and an enclosed rear garden, ideal for families and entertaining. Further advantages include a gas boiler, installed approximately 6 months ago, and mostly double glazed windows throughout.

COUNCIL TAX BAND – B

Double glazed front door to;

ENTRANCE HALL

Stairs to first floor with under stairs storage cupboard, panelled radiator, coving to ceiling, wood effect flooring, doors lead off the entrance hall providing access to all ground floor rooms. Sliding door to;

SHOWER ROOM

Glazed shower cubicle with electric shower, pedestal wash hand basin, low level WC, part tiled walls, opaque UPVC double glazed window to side elevation, ceiling spotlights.

LOUNGE

17'0 into bay x 8'5 (5.2 into bay x 2.6m)

Panelled radiator, wood effect flooring, UPVC double glazed bay window to front elevation, coving to ceiling.

KITCHEN/DINING ROOM

18'0 max x 13'4 max (5.5m max x 4.1m max)

An L shaped room with a range of fitted base and eye level units, fitted worktops, inset single bowl single drainer stainless steel sink unit and recess area under with space and plumbing for a washing machine and space for a tumble dryer, dishwasher recess, cooker recess, five ring gas hob with extractor canopy over and tiled splashback, wall mounted gas boiler providing hot water and central heating (6 months old), panelled radiator, coving to ceiling, ceiling spotlights, two UPVC double glazed windows to rear elevations, opaque UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to front elevation. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

15'7 x 8'5 (4.8m x 2.6m)

A dual aspect room with two UPVC windows to front and rear elevations, panelled radiator, built-in double wardrobe with hanging rails, coving to ceiling.

BEDROOM TWO

9'8 x 6'2 (3m x 1.9m)

Secondary glazed window to rear elevation, access to the loft space.

BEDROOM THREE

8'5 x 6'5 (2.6m x 2m)

Panelled radiator, UPVC double glazed window to side elevation.

OUTSIDE

To the rear of the property is an enclosed garden, with decked area and access along the side of the property to the front. To the front of the property is a herringbone paved driveway, providing off-road parking, with vehicular access via wrought iron gates.

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)

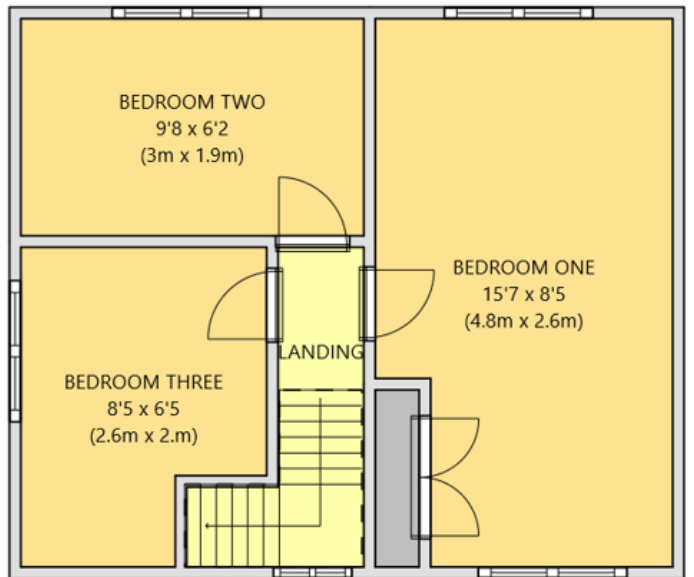
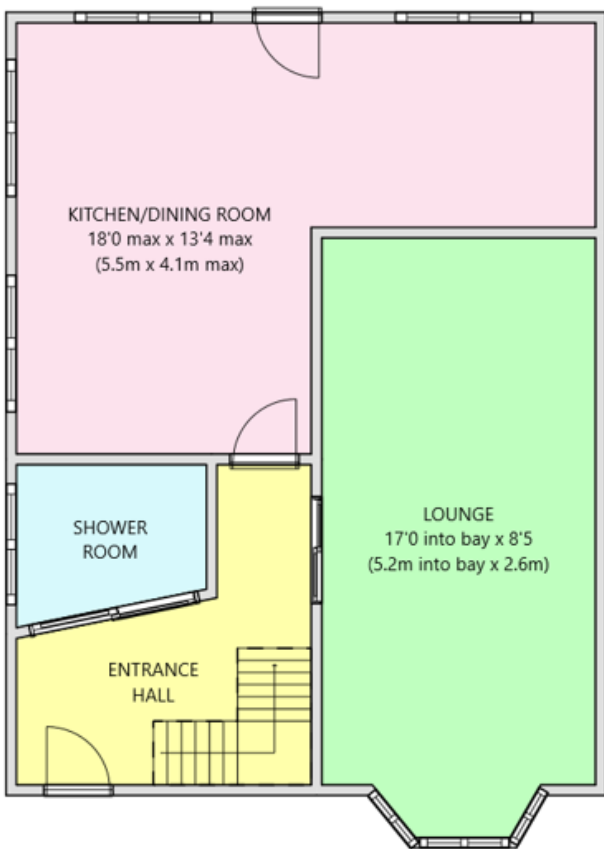
The Consumer Protection Regulations

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



 Follow us on Instagram & Facebook -
 swiftstateagents

