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### **Offers Over £170,000 FREEHOLD**

**An immaculately presented, two double bedroom, mid-terraced house. Modern fitted kitchen and bathroom, open plan lounge/diner, enclosed rear garden & allocated parking.**

**COOMBE WAY, KINGS TAMERTON, PLYMOUTH**

**EPC - C**



## PROPERTY DETAILS

**A beautifully presented, two double-bedroom, mid-terraced house with allocated parking, located in a popular residential area. This home is ideal for first-time buyers or families, and is situated close to local amenities, schools, and transport links.**

**The property on the ground floor features an inviting entrance hallway, modern high-gloss kitchen, and an open-plan lounge/diner with sliding patio doors leading to a fully enclosed rear garden. On the first floor, there are two double bedrooms and a family bathroom, which has been tastefully updated in recent years by the current owners. Additional benefits include allocated parking, double glazing, and central heating. An early viewing is highly recommended to appreciate all this property has to offer!**

### COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

#### **ENTRANCE HALL**

Wood laminate flooring, panelled radiator, doors lead from the hallway providing access to all rooms.

#### **KITCHEN**

**7'9 x 8' (2.37m x 2.45m)**

Fitted with a range of white high gloss base and eye level storage cupboards with wood effect roll top working surfaces, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with space and plumbing for a washing machine, integrated oven and four burner gas hob with extractor hood over, part tiled walls, wood laminate flooring, panelled radiator, coving to ceiling, cupboard housing a wall mounted gas boiler providing hot water and central heating, extractor fan, UPVC double glazed window to front elevation.

#### **OPEN PLAN LOUNGE/DINING ROOM**

**22'9 x 11'6 (6.94m x 3.51m)**

Two panelled radiators, open plan staircase to first floor with useful storage space under, coving to ceiling, UPVC double glazed patio doors providing access to the rear garden.

#### **FIRST FLOOR**

#### **LANDING**

With access to insulated roof space, doors lead from the landing providing access to all first floor rooms.

#### **BEDROOM ONE**

**9'9 x 11'5 (2.97m x 3.49m)**

Panelled radiator, UPVC double glazed window to rear elevation.

#### **BEDROOM TWO**

**11'5 x 7'10 (3.50m x 2.41m)**

Panelled radiator, UPVC double glazed window to front elevation.

## **BATHROOM**

Having been tastefully updated by the sellers in recent years. Comprising of a panelled bath with mixer tap and shower attachment, fully tiled surround and glazed shower screen, pedestal wash hand basin with tiled surround and mixer tap, low level WC, extractor fan, wood effect flooring, built-in storage cupboard with fitted shelving.

## **OUTSIDE**

### **GARDENS**

The gardens are situated to the rear of the property, being fully enclosed, offering a high degree of privacy and seclusion. The garden is terraced with a patio area and steps leading to raised gravelled flowerbeds. To the front of the property is an allocated parking space providing off-road parking for 1 car.

### **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.

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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.

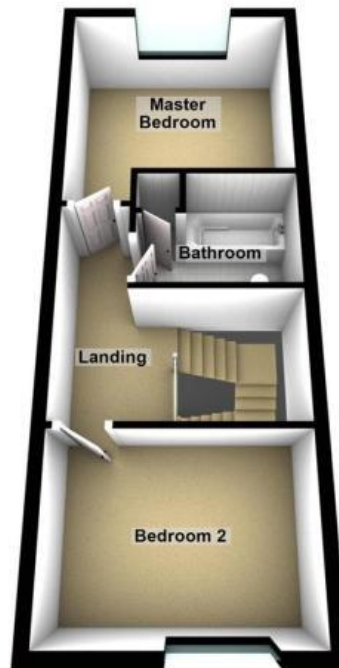
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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