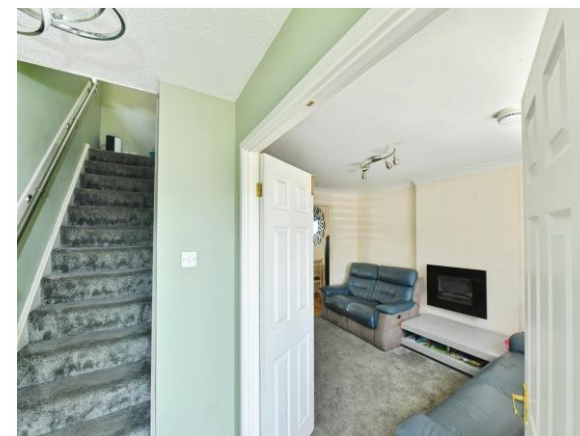




**Swan Gardens, Plymouth PL7 2HF**



**welcome to**  
**Swan Gardens, Plymouth**  
\*\*\* NO CHAIN \*\*\*



### Entrance Hall

Doors to the lounge and stairs to the first floor.

### Lounge

Double glazed window to front elevation, understair storage and radiator.

### Kitchen/Diner

Wall and base units, space for a dish washer, washing machine and fridge freezer. Integrated electric oven, hob and hood with a radiator and door to the rear garden.

### First Floor Landing

Doors to all bedrooms and shower room, loft access and double glazed window to side elevation.

### Bedroom 1

Double glazed window to front elevation, radiator and sliding mirror wardrobe.

### Bedroom 2

Double glazed window to rear elevation and radiator.

### Bedroom 3

Double glazed window to front elevation, radiator and storage cupboard.

### Bathroom

A bath featuring underfloor heating with mains waterfall shower, WC, wall hung basin, towel rail and double glazed obscure window to rear elevation.

### Outbuilding

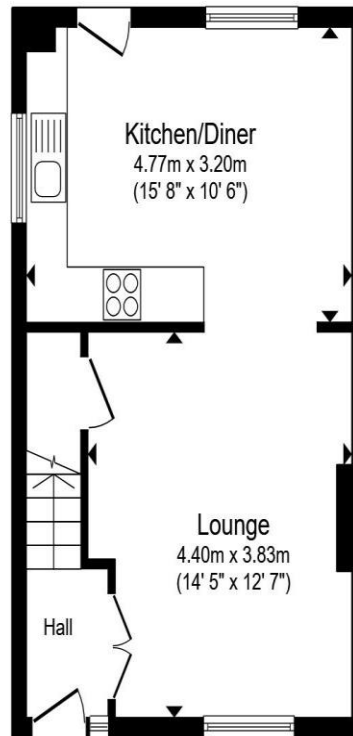
A converted garage, with a double glazed window to front and side elevation, power and lighting with studwork mid-complete to convert fully.

### Front Garden

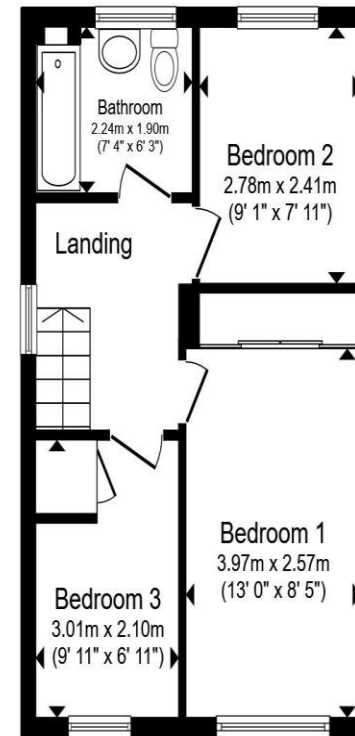
Level access with a driveway, lawn with a side gate through to the rear garden.

### Rear Garden

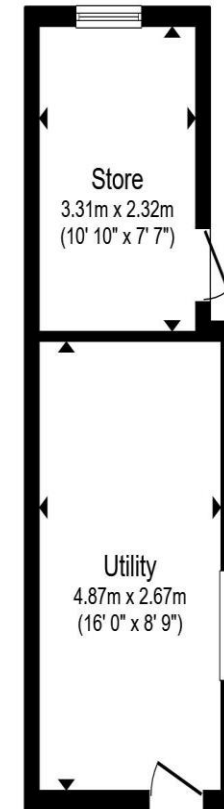
A level rear garden with decking, lawn and side access with a door to the outbuilding.



Ground Floor



First Floor



Outbuilding

Total floor area 92.2 m<sup>2</sup> (992 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](http://www.propertybox.io)

  
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## **Swan Gardens, Plymouth**

- No Chain
- Three Bedrooms
- Driveway
- Converted Garage
- Modern Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PYP104727 - 0002

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