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£249,995 FREEHOLD

A modern semi-detached family home, three good sized bedrooms (master with en-suite), no onward chain, garage and driveway parking and a generously sized rear garden.

HALECOMBE ROAD, SALTRAM MEADOW, PLYMOUTH

EPC – C



PROPERTY DETAILS

A modern 3-bedroom semi-detached family home in the sought-after Saltram Meadow development in Plymstock, complete with a garage, driveway, a generously sized rear garden and no onward chain. This property is an ideal starter home for first-time buyers or families ready to upsize and is perfectly situated, just a short walk to Morley Meadow Primary School, Morrisons Supermarket and only minutes from the City Centre, Devon beaches, and the Broadway Shopping Centre.

The accommodation on the ground floor comprises of an entrance hallway giving access to a convenient cloakroom, a spacious lounge/dining room with French doors leading out to a low-maintenance rear garden and a modern fitted kitchen. On the first floor, you are greeted with the master bedroom with an en-suite shower room, two further good-sized bedrooms and a family bathroom. All complete with being double glazed and centrally heated.

COUNCIL TAX BAND – C

Solid wood door with opaque double glazed panel to;

ENTRANCE HALL

Staircase to first floor, wood laminate flooring, panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, pedestal basin, panelled radiator, wood laminate flooring, opaque UPVC double glazed window to front elevation.

LOUNGE/DINING ROOM

15'4 x 15'2 (4.68m x 4.62m)

Wood laminate flooring, vertical radiator, large storage cupboard under stairs, UPVC double glazed French doors providing access to the rear garden. Opening to;

KITCHEN

11'7 x 7'8 (3.53m x 2.34m)

Modern shaker style units comprising base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for either a washing machine or dishwasher, integrated oven and 4 burner gas hob with extractor canopy over, space for an upright freezer, cupboard housing a wall mounted gas boiler providing hot water and central heating, panelled radiator, ceiling spotlights, UPVC double glazed window to front elevation.

FIRST FLOOR

LANDING

Access to insulated loft space, panelled radiator, built-in storage cupboard over stairs, doors lead from the landing providing access to all first floor rooms.

MASTER BEDROOM

11'2 max x 11'2 max (3.40m max x 3.40m max)

Wood panelling to one wall, panelled radiator, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

White suite comprising glazed and tiled shower cubicle with mixer shower, low level WC, vanity wash hand basin, panelled radiator, extractor fan, opaque UPVC double glazed window to front elevation.

BEDROOM TWO

10'7 x 7'9 (3.23m x 2.36m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

9'1 X 7'3 (2.77m x 2.21m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low level WC, part tiled walls, radiator, extractor fan, herringbone effect flooring.

OUTSIDE

To the rear of the property is an enclosed garden, with a patio and astroturf area. A raised deck with gravelled surround and a pedestrian gate providing access to the garage. The garage is situated in a nearby block, being single, with an up and over door and an off-road parking space in front of the garage.

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.

ADDITIONAL INFORMATION

The management company for the development is FirstPort Property Management and a yearly service/maintenance charge is payable of £182.78.

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.

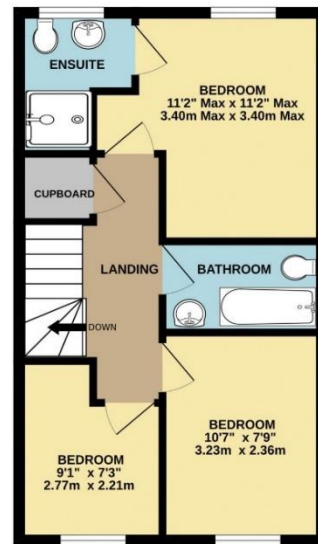
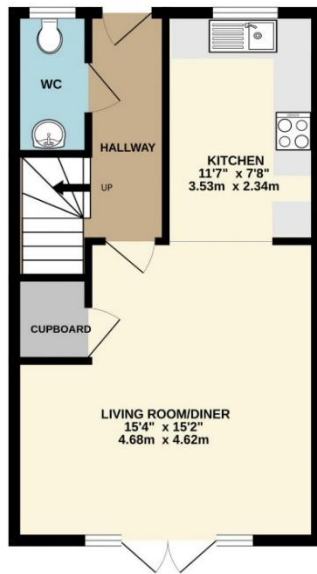
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our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



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.
Made with Metropix 62022

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

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