



## Asking Price £195,000

An unusual but elegant, three bedroom, end terrace house situated in this popular residential location. Conveniently located for Mount Gould hospital the property must be seen to be fully appreciated. Accommodation comprises; entrance hall, lounge, kitchen, inner hall, sun room and third bedroom on the ground floor with two double bedrooms and a family bathroom on the first floor. The property has the added advantage of off street parking as well as a low maintenance rear garden.

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Mount Gould Road, Plymouth, PL4 7PZ

**Entrance**

Entrance door into the entrance hall. Doors into the lounge and bedroom three. Stairs rise to the first floor.

**Lounge 4.09m (13'5") Into Bay x 4.89m (16'1") Into Bay**

Feature fireplace. Double glazed window to the front aspect. Natural wood effect laminate flooring. Ceiling rose. Ornate cornicing. Arch way through to the kitchen.

**Kitchen 4.38m (14'4") x 2.45m (8'0")**

Measurements include units. Fitted kitchen with base and eye level storage cupboards and roll edge work surfaces. One and a half bowl sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood over. Tiled floor. Plumbing for automatic washing machine. Double glazed window to the rear. Opens to the rear lobby.

**Rear lobby**

Natural wood effect laminate flooring. Double glazed door to the garden. Door into the sun room.

**Sun room 4.09m (13'5") x 2.43m (8'0")**

Currently used as a dining room with natural wood effect laminate flooring. Double glazed patio doors to the garden.

**Bedroom three 3.03m (9'11") x 2.83m (9'3")**

Single radiator. Natural wood effect laminate flooring. Twin double glazed windows to the front.

**First floor landing**

Double glazed window to the rear. Access to the loft space. Doors into bedrooms and bathroom.

**Bedroom one 4.93m (16'2") x 4.72m (15'6")**

Double glazed window to the front. Measurements taken into the double glazed square bay window. Two radiators. Natural wood effect laminate flooring.

**Bedroom two 3.44m (11'3") x 2.87m (9'5")**

Double glazed window to the front. Natural wood effect laminate flooring. Recess with storage shelving.

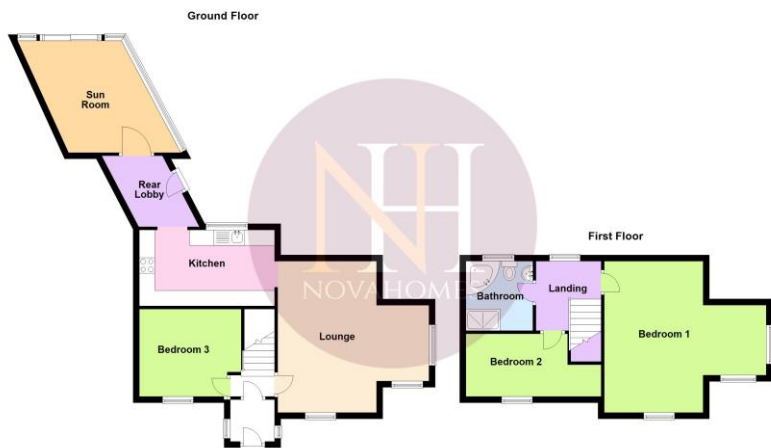
**Bathroom 2.05m (6'9") x 2.44m (8'0")**

Coloured suite comprising; corner bath, fitted shower cubicle and shower unit, pedestal wash hand basin and low flush WC. Tiled splashbacks. Natural wood effect laminate flooring. Obscure double glazed window. Heated towel rail.

**Outside**

**Rear of the property**

Paved patio with steps up to a low maintenance garden arranged as a second paved patio. Brick built storage shed. Gate gives access to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PLANiQ.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
Not energy efficient - higher rating costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	