



## Asking Price £170,000

This is a well presented cluster home that is situated within a cul-de-sac location and lies close to local shops and schools. The accommodation on the ground floor comprises lounge/diner with square bay window and a kitchen. Upstairs are two double bedrooms and a modern family bathroom. Further benefits include electric heating, double glazing and an enclosed south facing garden with parking proved by two allocated space. this property would make an ideal first time or buy to let investment and Novahomes highly recommend an early viewing to avoid disappointment.

# novahomes

Established 2008

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## Moorland Gardens, Plympton, PL7 2FP

### Hall

Composite door to the front, two built in storage cupboards, glazed sliding door to:

### Lounge/Diner (L-Shaped)

**4.73m (15' 6") x 5.54m (18' 2" max)**

UPVC double glazed box window to the side, stairs rising to the first-floor landing.

### Kitchen

**2.52m (8' 3") x 2.29m (7' 6") max**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob, uPVC double glazed window to the side.

### First Floor

#### Bedroom 1

**3.69m (12' 1") x 2.53m**

UPVC double glazed window to the side, electric heater.

#### Bedroom 2

**2.59m (8' 6") x 2.54m (8' 4")**

UPVC double glazed window to the side, electric radiator.

### Bathroom

Fitted with three-piece suite comprising panelled bath with hand shower attachment and folding glass screen, pedestal and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the front.

### Outside

To the side of the property there lies an enclosed south facing garden which is laid mainly to lawn with a patio area.

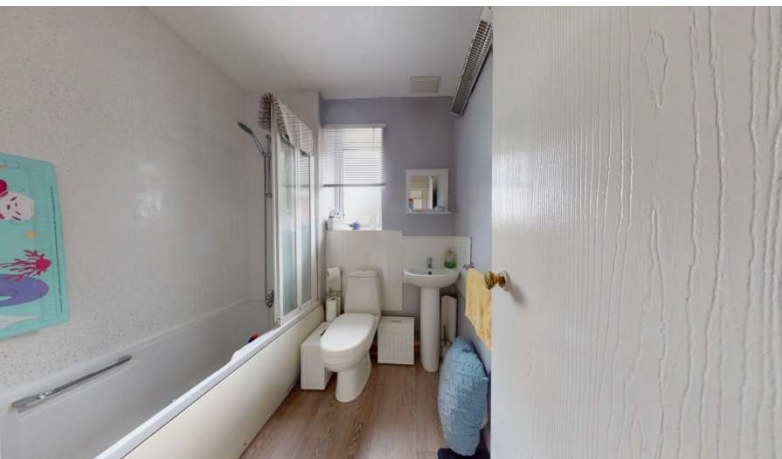
### Parking

The property benefits from two nearby allocated parking spaces.

### Viewing Arrangements

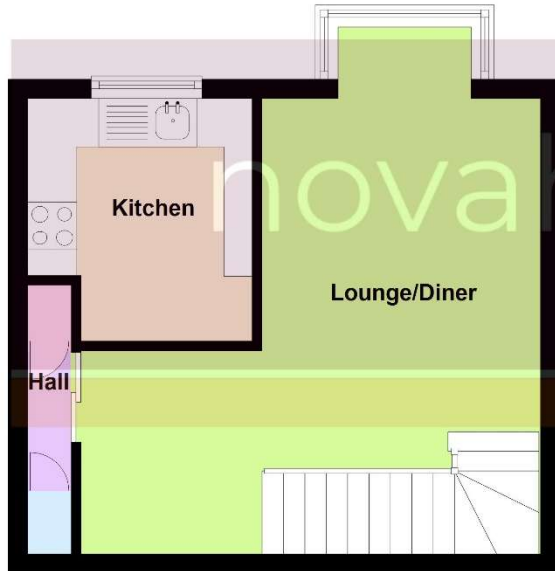
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



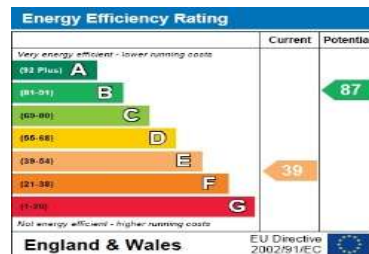
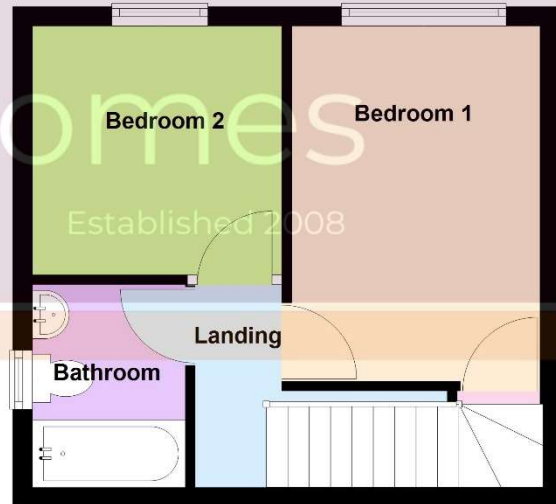




## Ground Floor



## First Floor



**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.



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