



**Asking Price £200,000**

**This well presented two bedroom semi-detached home is situated within a cul-de-sac location and would make an ideal first time or buy to let investment. The accommodation to the ground floor comprises, hallway, good size lounge/diner and modern kitchen. Upstairs are two double bedrooms and a bathroom. Further benefits include gas central heating, double glazing, enclosed gardens with parking provided by way of an allocated space. Novahomes highly recommend an early viewing to avoid disappointment.**

# novahomes

Established 2008



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## Neal Close, Plympton, PL7 1YY

### Ground Floor

#### Hallway

UPVC double glazed door to the front, through to:

#### Lounge/Diner

**5.27m (17` 3") x 3.39m (11` 1")**

UPVC double glazed window to the front, double radiator, wooden flooring, dado rail, coving to ceiling, stairs rising to the first-floor landing, open door to:

#### Kitchen

**3.39m (11` 1") x 3.05m (10` )**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, uPVC double window to the rear, uPVC double glazed door opening onto the rear garden.

### First Floor

#### Landing

Dado rail, coving to ceiling, access to loft space, door to:

#### Bedroom 1

**3.41m (11` 2") x 3.39m (11` 1")**

Double glazed window to the front, double radiator, dado rail, coving to ceiling.

#### Bedroom 2

**3.39m (11` 1") x 2.18m (7` 2")**

UPVC double glazed window to the rear, double radiator.

### Bathroom

Fitted with three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC obscure double-glazed window to the side, double radiator, tiled flooring.

### Outside

#### Front

To the front of the property paved steps and a path lead to the main entrance and to the side of the property where a gate provides access to the rear of the property. There is also a wide variety of bushes and shrubs.

#### Rear

At the rear of the property there lies an enclosed garden with a gravelled area and steps to the side which lead to a predominantly lawned garden with a variety of bushes and shrubs with a paved patio area at the rear

#### Parking

Off street parking is provided by way of one allocated parking space.

### Viewing Arrangements

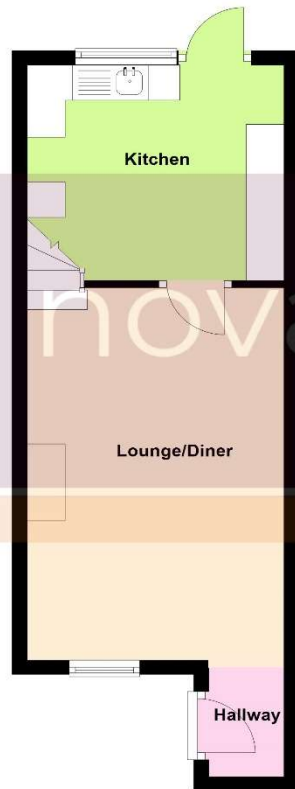
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



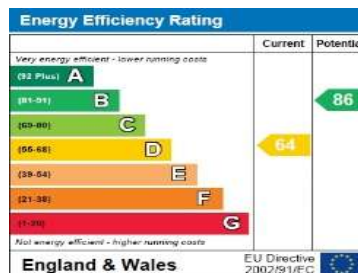
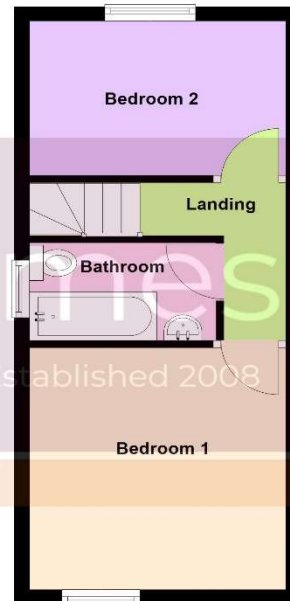




Ground Floor



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.

