



Brook Close, Plympton PL7 1JR

welcome to

Brook Close, Plympton

*** SSTC BEFORE MARKETING!! SIMILAR HOMES REQUIRED, CALL US TODAY FOR A FREE VALUATION ***

A fantastic 4/5 BEDROOM home with a spacious DRIVEWAY, TWO SHOWER ROOMS, a LOW MAINTENANCE rear garden and situated in a popular CUL-DE-SAC. Call Fox & Sons today to arrange a viewing on this NO CHAIN property



Entrance Porch

Tiled flooring, space for coats/shoes and door to the hallway.

Entrance Hall

A spacious entrance hallway with a door to bedroom 5/snug, kitchen, stairs to the first floor, understair storage and a radiator.

Lounge/Diner

Double glazed window to front and rear elevation, radiator and space for a dining table.

Kitchen

A modern grey gloss wall and base unit kitchen with a breakfast island, an integrated electric oven and gas hob. Space for a dish washer and washing machine with a radiator, double glazed window to rear elevation and door to the rear garden.

Snug/Bedroom 5

Double glazed window to front elevation, could be used as either a bedroom but currently used a 'snug'.

First Floor Landing

Doors to all bedrooms, two shower rooms, storage cupboard and loft access.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Double glazed window to front elevation and radiator.

Shower Room 1

A walk in mains waterfall shower, pedestal sink, WC, towel rail and obscure double glazed window to rear elevation.

Shower Room 2

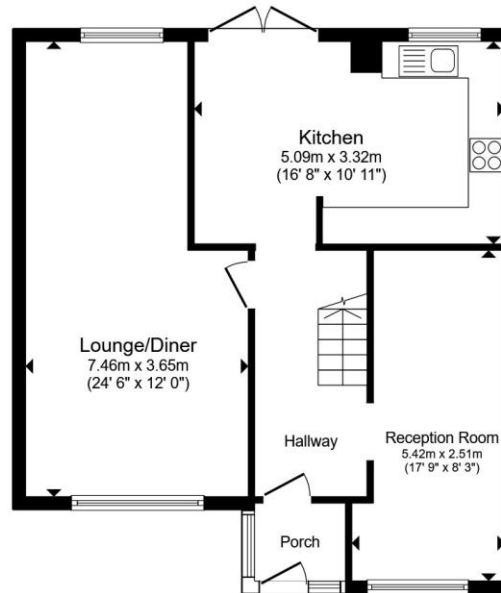
A walk in shower, vanity sink, WC, wall mirror unit, radiator and double glazed window to rear elevation.

Driveway

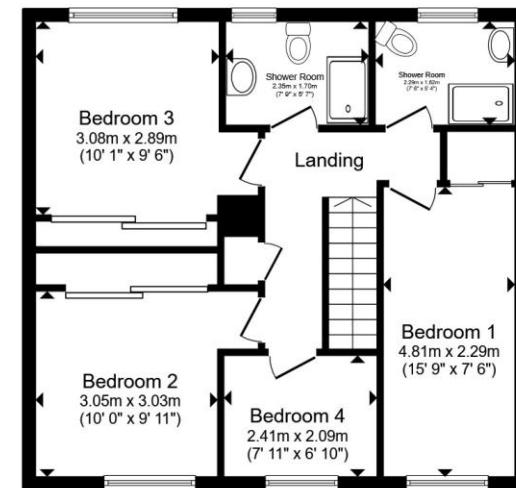
The front garden has been transformed to a paved driveway offering ample parking.

Rear Garden

A low maintenance paved rear garden.



Ground Floor



First Floor

Total floor area 120.6 m² (1,298 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

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welcome to

Brook Close, Plympton

- Four/Five Bedrooms
- Paved Driveway
- Low Maintenance Rear Garden
- Two Shower Rooms
- Modern Kitchen

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

offers in the region of

£350,000



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Property Ref:
PYP104639 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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