



Village Heights, Plymouth PL7 4FH

welcome to

Village Heights, Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase this UNIQUE, detached family home with a PRIVATE ENTRANCE and CCTV system whilst in a central PLYMPTON location. Offering a MOVE-IN ready home with a UTILITY ROOM, converted OFFICE and ENCLOSED rear garden all to be sold with no ONWARD CHAIN



Entrance To The Property

A private driveway from Colebrook Road leads to a private entrance to three detached homes with key code and electric fob entrance making this a uniquely central and secure residence.

Entrance Hall

A spacious entrance hall with stairs leading to the first floor, with space for shoes etc underneath the stairs. Doors to the cloakroom, utility room and lounge.

Cloakroom

WC, extractor fan, vanity sink and towel rail.

Living Room

Double glazed window to front elevation, media wall with electric fireplace.

Kitchen

A stunning wall and base unit kitchen with plenty of wall and base units, with worktop space. A spacious breakfast island with seating space and additional storage. Integrated wine cooler, Smeg dish washer, Smeg induction hob and hood, Integrated tall fridge and separate freezer. Bi-fold doors to the rear garden and double glazed window to side elevation,.

Utility Room

Double glazed window to rear elevation, door to the side garden, space for a washing machine, dryer and base units with worktop space and wall unit housing the boiler.

First Floor Landing

Doors to all four bedrooms, bathroom with a radiator and double glazed window to rear elevation.

Bedroom 1

Double glazed window to front elevation, radiator and door to ensuite.

Master Ensuite

A walk in waterfall mains shower, hidden cistern WC and vanity sink unit, towel rail, extractor fan and

double glazed frosted window to side elevation.

Bedroom 2

Double glazed window to rear elevation, radiator, door to ensuite.

Bedroom 2 Ensuite

Walk in waterfall mains shower, vanity sink, WC, extractor fan, towel rail and double glazed frosted window to side elevation.

Bedroom 3

Double glazed window to front elevation and radiator.

Bedroom 4

Double glazed window to rear elevation and radiator.

Bathroom

A modern bathroom with a bath and electric shower, vanity sink, towel rail and double glazed frosted window to front elevation.

Front Garden

A low maintenance front garden of artificial lawn with a spacious driveway.

Rear Garden

A South-Westerly facing enclosed rear garden of low maintenance of a patio area with artificial lawn and side access.



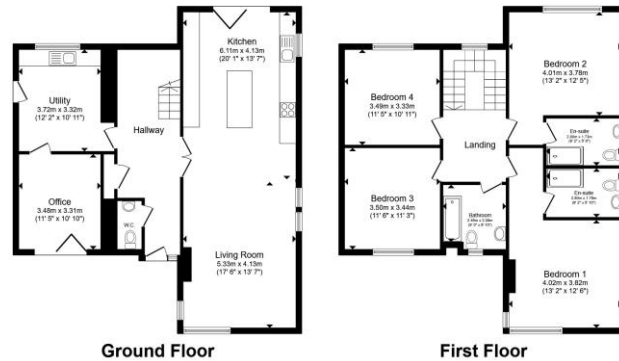
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welcome to Village Heights, Plymouth

- Impressive Detached Home
- Private Entrance - Electric Remote Fob Controlled
- No Chain
- Two Ensuities
- Control4 Home System

Tenure: Freehold EPC Rating: B
Council Tax Band: F



Total floor area 183.1 m² (1,971 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.co

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£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104446 - 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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