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£225,000 FREEHOLD

A modern mid-terraced home offering two generous double bedrooms (master with en-suite) and no onward chain. The property also features a conservatory overlooking the enclosed south-facing garden and one allocated parking space.

84 KILLERTON LANE, SALTRAM MEADOW, PLYMOUTH, PL9 7GA

EPC - C

The Property Ombudsman
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PROPERTY DETAILS

Situated within the popular Saltram Meadow development, this modern mid-terraced home offers well presented accommodation and no onward chain. The property benefits from two generously sized double bedrooms, with the main bedroom enjoying the added convenience of an en-suite shower room. There is also a separate family bathroom on the first floor, while a ground floor cloakroom WC provides additional practicality. The living accommodation offers a comfortable space, complimented by a conservatory overlooking the enclosed rear garden. The conservatory provides valuable additional space, ideal for relaxing, entertaining or enjoying the garden throughout the seasons. Externally, the enclosed rear garden offers a private outdoor area, while the property also benefits from one allocated parking space. Early viewing is highly recommended to appreciate all that this property has to offer.

COUNCIL TAX BAND – B

Canopied entrance with glazed panelled wooden door to;

ENTRANCE HALL

Panelled radiator, large built in storage cupboard with hanging rail and storage shelf, wood effect flooring, door to;

CLOAKROOM

Modern white suite comprising low level WC, pedestal basin with tiled surround, panelled radiator, opaque UPVC double glazed window to front elevation, extractor fan.

KITCHEN

9’1 x 9’8 (2.8m x 3m)

Well fitted with a range of white high gloss base and eye level storage cupboards, wood effect rolled top working surfaces, inset single bowl single drainer stainless steel sink unit with mixer tap and adjacent recess with plumbing for washing machine, integrated oven and four burner gas hob with stainless steel splashback and extractor canopy over, part tiled walls, space for upright fridge freezer, cupboard housing wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to front elevation.

LOUNGE/DINING ROOM

14’4 x 11’1 (4.4m x 3.4m)

Panelled radiator, wood effect flooring, open plan staircase to first floor, UPVC double glazed window to rear elevation with adjacent UPVC double glazed French doors providing access to;

CONSERVATORY

9’5 x 9’8 (2.9m x 3m)

Panelled radiator, wood effect flooring, UPVC double glazed window to three sides with inset matching French doors providing access to the rear garden.

FIRST FLOOR

LANDING

With doors providing access to all first floor rooms.

BEDROOM ONE

11’1 x 9’1 (3.4m x 2.8m)

Fitted double wardrobe with sliding doors, panelled radiator, UPVC double glazed window to rear elevation, door to;

SHOWER ROOM EN SUITE

White suite comprising low level WC, pedestal basin, corner glazed and tiled shower cubicle with mixer shower, panelled radiator, extractor fan, opaque UPVC double glazed window to rear elevation.

BEDROOM TWO

9’5 x 7’8 (2.9m x 2.4m)

Panelled radiator, built in single wardrobe with hanging rail and storage shelf over, UPVC double glazed window to front elevation.

BATHROOM

6’2 x 5’9 (1.9m x 1.8m)

White suite comprising panelled bath with mixer tap and shower attachment, with fully tiled surround and glazed shower screen, pedestal basin with tiled surround, low level WC, opaque UPVC double glazed window to front elevation, extractor fan, panelled radiator, wood effect flooring.

OUTSIDE

To the rear of the property is an enclosed south-facing rear garden, offering a good deal of privacy and seclusion. The majority of the garden is gravelled with a circular paved patio area. A rear pedestrian gate providing access onto the service lane and access to an allocated parking space, belonging to the property.

ADDITIONAL INFORMATION

We understand from the seller that there is an additional service/maintenance fee of £180.00 per annum.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3'' only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

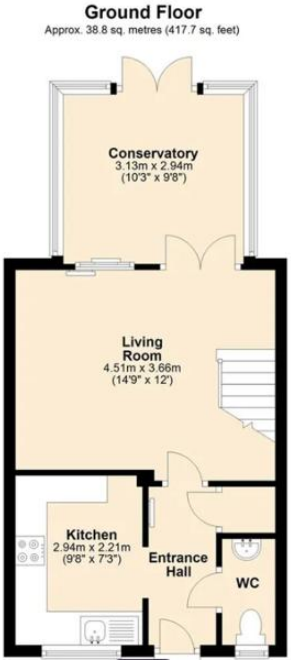
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

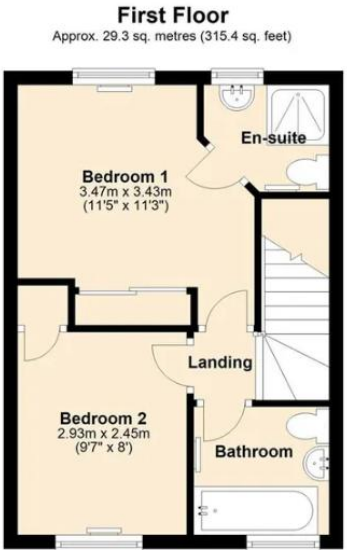
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

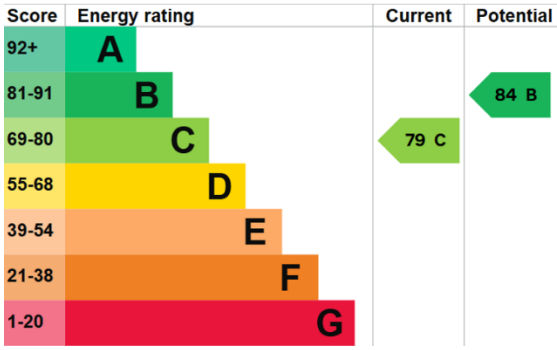
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.











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