



This three-bedroom home would perfectly suit any first-time buyer or alternatively a keen buy to let investor looking to capitalise on an affordable yet charming family home. The property has served as a long-term home for the current owner and has been well kept. There is an abundance of space on offer, with a roomy living room leading into a full width kitchen/diner making up the ground floor. Upstairs, the property benefits from two large double bedrooms and a great-sized single bedroom and a large family bathroom. At the front, a hard stand has been added and just requires council permission and works to drop the kerb in front, whilst the rear garden offers an opportunity for an extension or simply a level, safe enclosed garden area. The property also benefits from a shed with runs the length of the home adding adequate storage: EPC:TBC

**Cobbett Road,
Plymouth, Devon, PL5
Offers Over: £180,000**

Porch Composite front door, tiled flooring, UPVC double glazed windows, Composite front door leading into the hall

Hall Concrete flooring, gas wall mounted radiator, understairs storage

Lounge 13'7" x 12' (4.14m x 3.66m). Wooden door, carpeted flooring, UPVC double glazed window to the front aspect, gas wall mounted radiator, electric fire place leading into dining room



Kitchen / Diner 20'8" x 8'6" (6.3m x 2.6m). Carpeted flooring in dining area, leading onto garden, gas wall mounted radiator. Vinyl flooring, White high gloss units with chrome handles, black and white spec worktop, integrates hob & oven, chrome sink with chrome mixer tap, space for dishwasher and fridge/freezer. Double glazed UPVC window to the rear aspect, Frosted UPVC door into a small outside utility space housing washing machines and an outside toilet space, UPVC frosted window, tiled flooring.



Landing Wooden floorboards, loft hatch, UPVC double glazed window to the side aspect, gas wall mounted radiator

Bedroom 1 12'8" x 12' (3.86m x 3.66m). Wooden door, carpeted flooring, gas wall mounted radiator, UPVC double glazed window to the front aspect, built in storage cupboard

Bedroom 2 7'6" x 8'6" (2.29m x 2.6m). Wooden door, carpeted flooring, gas wall mounted radiator, UPVC double glazed window to the rear aspect, built in storage cupboard

Bedroom 3 9'3" x 8'1" (2.82m x 2.46m). Wooden door, carpeted flooring, gas wall mounted radiator, UPVC double glazed window to the front aspect, built in single bed into wall

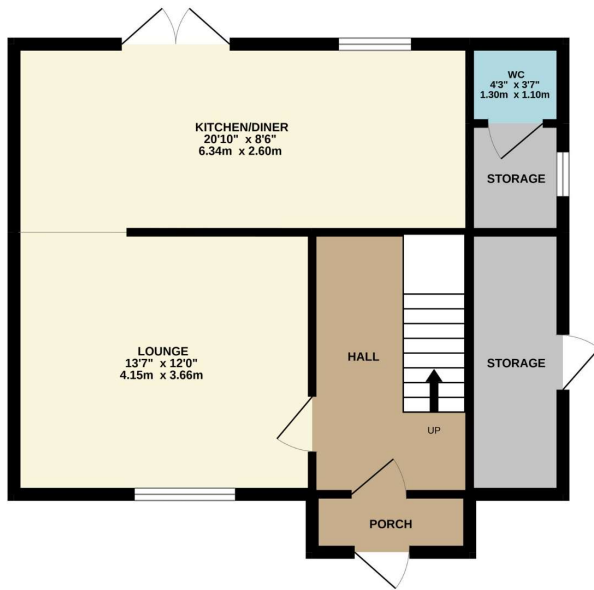




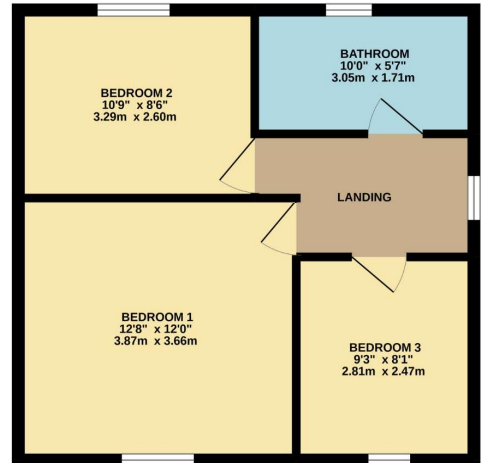
Bathroom 10' x 5'7" x (3.05m x 1.7m x).
Wooden door, tile effect vinyl flooring, corner bath with overhead electric shower, white sink basin with chrome mixer tap, white toilet, UPVC double glazed frosted window the rear aspect, wall mounted towel rail

Garden Large enclosed garden comprising of grass and patio

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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