



Pentillie Crescent, Plymouth, Devon, PL4

Offers Over: £210,000

Pilkington estates are pleased to present to the market this substantial three bedroomed period property. Comprising greatly of two generous reception rooms benefitting from a wealth of natural light through the bay windows, modern fitted kitchen featuring and completed with all contemporary appliances and a uniquely positioned third bedroom with utility room adjacent on the ground floor.

Up the stairs this period home with an abundance of potential offers generous accommodation in the form of two brilliant double bedrooms, bathroom with adjoining WC and plentiful period features. This fantastic home makes a wonderful first time purchase or lucrative investment. EPC: TBC

Rooms

Porch uPvc double glazed front door to enter the property, carpeted flooring, uPvc double glazed window to the front of the property

Hallway Carpeted flooring, stairs leading to the first floor, under stair storage, uPvc double glazed door to the side access leading to the garden

Living Room Carpeted flooring, uPvc double glazed bay window to the front, tiled fire place

Dining Room Carpeted flooring, uPvc double glazed window to the rear tiled fire place

Utility Room Vinyl flooring, uPvc double glazed door to the side, uPvc double glazed window to the side, stainless steel sink and drainer with hot and cold mixer tap

Downstairs WC Vinyl flooring, uPvc double glazed window to the rear, Toilet, sink with hot and cold mixer tap, uPvc double glazed window to the rear

Landing Carpeted landing, electric heater, uPvc double glazed window, access to the loft, multiple plug sockets

Bedroom One Carpeted flooring, uPvc double glazed bay window to the front, uPvc double glazed window, gas fire place, multiple plug sockets

Bedroom Two Carpeted flooring, uPvc double glazed window to the rear, built in storage, tiled fire place

Bedroom Three Laminate flooring, uPvc





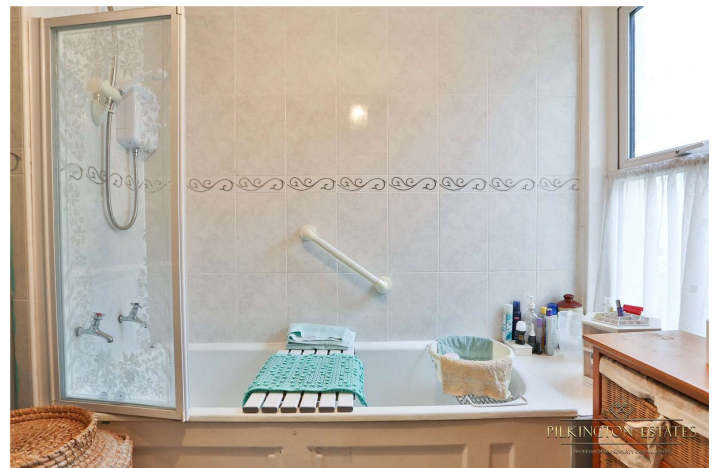
double glazed window to the side, multiple plug sockets

Seperate WC Vinyl flooring, single glazed window, toilet

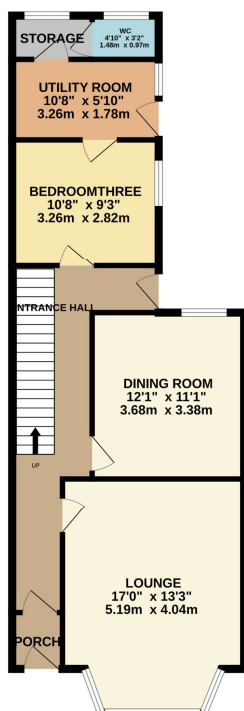
Bathroom Vinyl flooring, uPvc double glazed window to the side, bath tub with hot and cold mixer tap with an overhead electric shower, sink with hot and cold mixer tap

Kitchen Vinyl flooring, gas hobs, oven, stainless steel sink and drainer with hot and cold mixer tap, built in cupboard, space for fridge freezer, space for washing machine

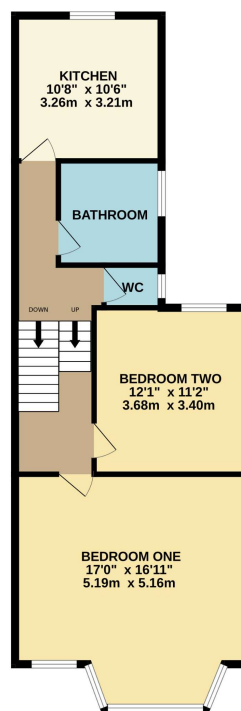
Garden Maintainable garden, patio, access to a service lane via gate



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

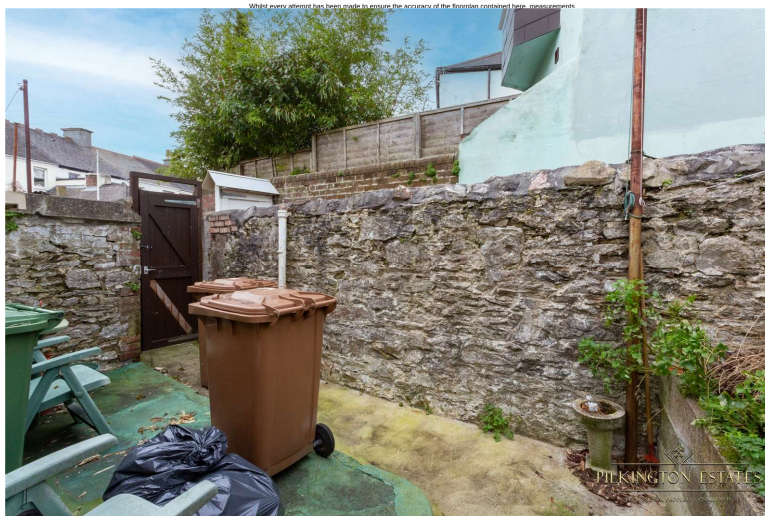


1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, no liability is accepted for any errors or omissions.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.