



PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Marsh Close, Plymouth, Devon, PL6

**Offers Over: £200,000**

This beautifully presented two double bedroom property is tucked away in a lovely, quiet location with a cosy neighbourhood feel, a stone's throw away from Plymbridge woods. This home has been decorated to a high standard, therefore would be perfect for first time buyers, however also a ready to go investment for any landlord looking for a property to rent right away.



The ground floor comprises; an entrance hallway, leading into a spacious living area with plenty of space for entertaining guests and other homely necessities. Leading into the newly modernised kitchen diner which benefits from a flow of natural light coming through the rear aspect. Upstairs boasts ample space with two double bedrooms, decorated tastefully with a tiled contemporary bathroom. The rear of the garden has adequate space for social occasions, with part patio and part lawn backing onto the woods. Although there is plenty of on street parking, this property benefits from an allocated parking space. From top to bottom this home has been finished to an immaculate standard and would make a gorgeous home for any buyer. EPC: C

## Rooms

**Entrance Hall** UPVc double glazed door, laminate flooring, stairs leading to first floor.,

**Living Space** 14'2" (4.32m). UPVc double glazed window, carpeted flooring.

**Kitchen Dining Room** 11'11" x 7'10" (3.63m x 2.4m). Laminate flooring, breakfast bar, idol logic boiler, space and plumbing for washing machine, space for fridge freezer, sink with hot and cold mixer taps with half drainer, UPVc double glazed window and door.

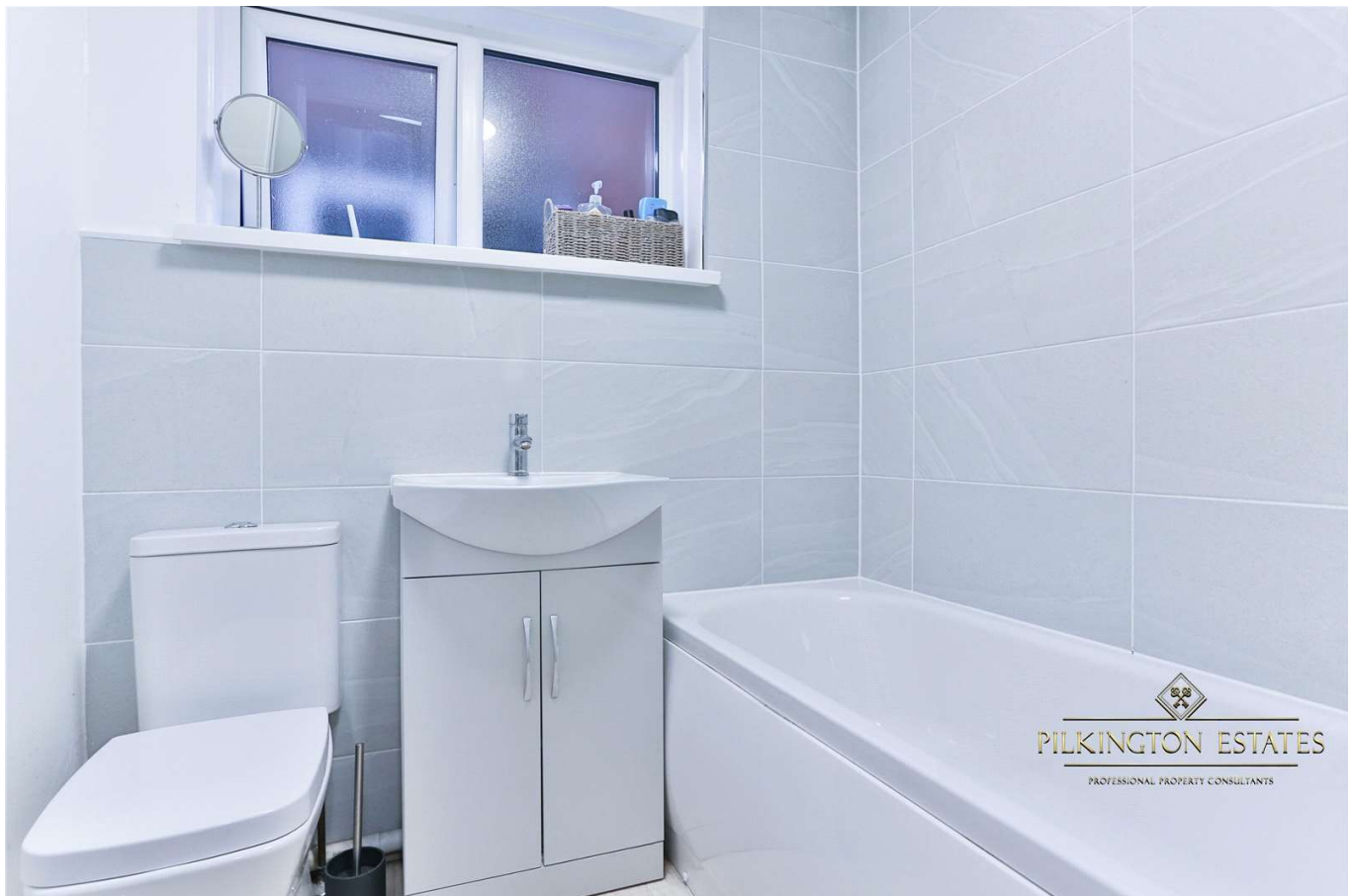
**Family Bathroom** 5'6" x 6'1" (1.68m x 1.85m). Vinyl flooring, toilet, sink with hot and cold taps, UPVc double glazed frosted window, bathtub, overhead shower.

**Bedroom** 11'10" x 7'11" (3.6m x 2.41m). Carpeted flooring, radiator, two UPVc double glazed windows.

**Bedroom Two** 11'10" x 7'3" (3.6m x 2.2m). Carpeted flooring, radiator, UPVc double glazed window to the rear.

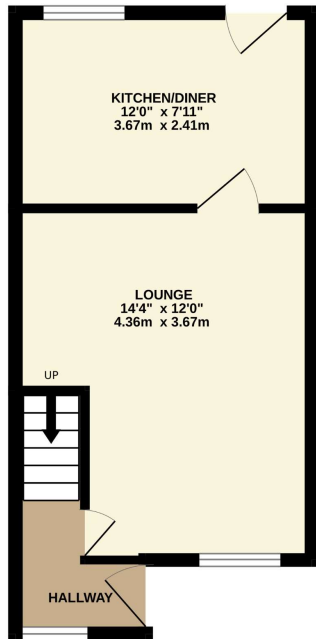
**Garden** Private enclosed space, part patio part lawn, woodland area.



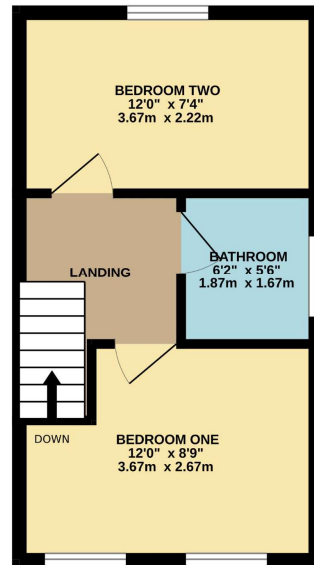




GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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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