



**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS



## Eco Way, Plymouth, Devon, PL6

**Offers Over: £280,000**

We are excited to welcome to the market a three bedroom terraced home set within a select community of contemporary style homes just a stone's throw away from Dartmoor, being the ideal property for a first-time buyer or a buy to let investor. The property comprises of an open plan living/kitchen/dining space with French doors leading out to your garden. The ground floor is also accompanied by downstairs WC.



The first floor has a generous sized master bedroom with storage space and en-suite bathroom, and two additional bedrooms WITH modern fitted family bathroom. At the rear of the property, you have an enclosed artificially lawned and patio garden set over three small tiers, the perfect space to enjoy the evening sun. To the front you have an allocated parking space meaning this delightful family home has everything to offer. EPC: A

## Rooms

**Hallway** composite door to enter, laminate flooring, radiator, access to WC

**Downstairs WC** 2'10" x 6'6" (0.86m x 1.98m). tiled flooring, partly tiled walls, sink with mixer taps, toilet, radiator, uPvc double glazed window to the front

**Open plan kitchen/living/dining** storage cupboard, laminate flooring, integrated fridge freezer, cupboard that houses boiler, stainless steel sink and a half with drainer, mixer tap, uPvc double glazed window, integrated oven, four ring gas hob, extractor fan, integrated dishwasher, integrated washing machine, three radiators, storage cupboard under the stairs, uPvc double glazed doors to the rear

**Landing** carpeted stairs and landing, storage cupboard, access to loft

**Bedroom One** 13'11" x 9'8" (4.24m x 2.95m). carpeted flooring, radiator, two uPvc double glazed windows to the rear, built in wardrobe, built in storage cupboard

**En-Suite** 7'2" x 2'11" (2.18m x 0.9m). tiled flooring, partly tiled walls, toilet, heated towel rail, sink with mixer tap, shower cubicle

**Family Bathroom** 8'11" x 5'10" (2.72m x 1.78m). tiled flooring, partly tiled walls, sink with mixer tap, heated towel rail, toilet, bath tub with overhead shower

**Bedroom Two** 8'11" x 14'8" (2.72m x 4.47m). carpeted flooring, radiator, uPvc double glazed window





**Bedroom Three** 6'11" x 11'2" (2.1m x 3.4m). carpeted flooring, radiator, uPvc double glazed window

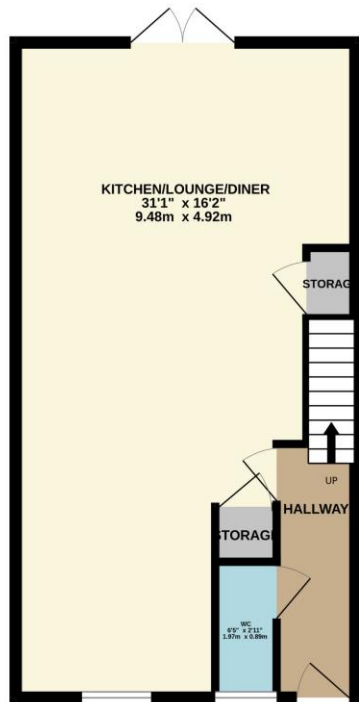
**Rear Garden** tiered garden, part patio, part artificial lawn, access via the rear gate, electric plug points

**Parking** driveway to allow off street parking for one car

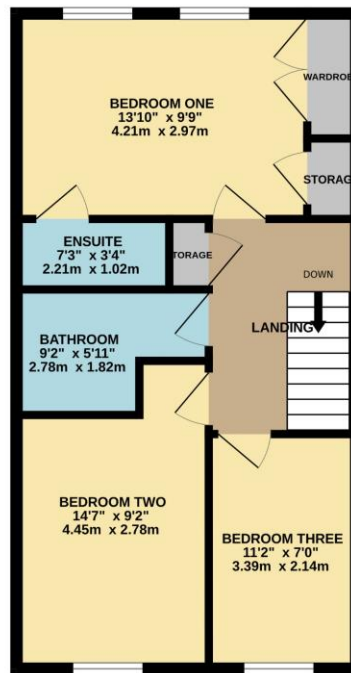




GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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#### 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.