



## Watson Gardens, Plymouth, Devon, PL4 Offers Over: £220,000

## Freehold

Presenting this three bedroom period property which is being sold with no onward chain. Located in a desirable area, it offers period features alongside abundance of space. Inside, the hallway welcomes you with its original features such as a graceful staircase and high ceilings which add to the spaciousness and light-filled ambiance throughout the home.

On the right side of the hallway, you'll find a lovely living room. It features a feature fireplace and large bay windows that provide views a flow of natural light. This opens into the dining room. At the rear of the property you have a breakfast room, another reception room which then takes you into the newly fitted kitchen. The downstairs also has a WC. Upstairs, you'll discover three generously sized bedrooms, each offering comfort tranquillity alongside a family bathroom. Outside, the property boasts an easily maintainable garden, perfect for outdoor entertaining or relaxation. It offers a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. EPC: D

Rooms

**Porch** uPvc double glazed door to enter, door into hallway

**Hallway** stairs leading to the first floor, storage cupboard under the stairs

**Lounge** 14'2" x 11'5" (4.32m x 3.48m). exposed wooden floorboards, bay to the front with uPvc double glazed windows, radiator, fire, sliding doors into dining room

**Dining Room** 11'10" x 11'7" (3.6m x 3.53m). laminate flooring, radiator, uPvc double glazed window

**Downstairs WC** 3'6" x 2'11" (1.07m x 0.9m). vinyl flooring, toilet, uPvc double glazed frosted window

**Breakfast Room**  $8'6'' \times 11'5'' (2.6m \times 3.48m)$ . storage cupboards, boiler, uPvc double glazed window, radiator, opening into kitchen

**Kitchen** 8'3" x 12'2" (2.51m x 3.7m). newly fitted kitchen, composite sink and a half with drainer, mixer tap, uPvc double glazed window, integrated dishwasher, four ring gas hob, extractor fan, uPvc double glazed door, tall wall mounted radiator, integrated washing











machine, integrated fridge freezer

**Landing** exposed wooden floorboards, storage cupboard

**Bedroom Two** 10'11" x 11'11" (3.33m x 3.63m). carpeted flooring, radiator, uPvc double glazed window, storage cupboards

**Bedroom One**  $17'11'' \times 11'5'' (5.46m \times 3.48m)$ . carpeted flooring, two radiators, two uPvc double glazed windows, original storage cupboards

**Bedroom Three**  $9'8'' \times 7'6'' (2.95m \times 2.29m)$ . carpeted flooring, radiator, uPvc double glazed window

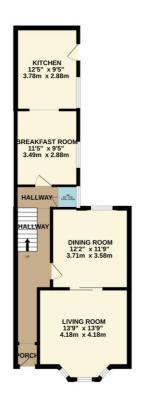
**Bathroom** 5'9" x 7'1" (1.75m x 2.16m). vinyl flooring, bath tub with overhead shower, toilet, uPvc double glazed frosted window, sink with hot and cold tap

**Garden** low maintenance patio courtyard



 GROUND FLOOR
 1ST FLOOR

 680 sq.ft. (63.2 sq.m.) approx.
 565 sq.ft. (52.5 sq.m.) approx





TOTAL FLOOR AREA: 1249 Sq.11, (13.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the focusian contained here; measurement of abox, windows, norms and any other them are approximate and no responsibility is staten for any error mission or mis-statement. This plan is for it is flastarthey reprospectively and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operationally or efficiency can be given.



Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777 E: jon@pilkingtonestates.co.uk www.pilkingtonestates.co.uk

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