



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 and 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" x 11'5" (2.6m x 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" x 11'5" (5.46m x 3.48m). carpeted flooring, two radiators, two uPvc double glazed windows, original storage cupboards

Bedroom Three 9'8" x 7'6" (2.95m x 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





TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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