



## Rigdale Close, Plymouth, Devon, PL6 Offers Over: £230,000

*Freehold*

Located in the sought-after area of Eggbuckland in a gorgeous cul-de-sac is this lovely two bedroomed end of terrace family home. The property would benefit all types of buyers who are looking for a property ready to move straight into, either first time buyers or investors looking for an instant return.

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From the moment you enter you are greeted by an abundance of light and space throughout the living space with a gorgeous lounge and then an open plan kitchen dining area making it perfect for entertaining. The first floor consists of two well-proportioned bedrooms alongside a family bathroom. Externally the property boasts a back garden, with the added bonus of a hardstand at the front to allow off street parking for one car. To complete this property you have the benefit of a garage, so this home really does tick a lot of boxes!

### Rooms

**Porch** 4'11" x 2'9" (1.5m x 0.84m). uPvc double glazed door to enter, uPvc double glazed window to the side

**Lounge** 12'11" x 13'3" (3.94m x 4.04m). laminate flooring, radiator, stairs leading to the first floor, storage cupboard under the stairs, door into kitchen diner

**Kitchen Dining Room** 12'10" x 9' (3.9m x 2.74m). tiled flooring, tall wall mounted radiator, space for table, space and plumbing for washing machine and dishwasher, boiler, stainless steel sink with drainer, mixer tap, uPvc double glazed window to the rear, uPvc double glazed door to access rear garden, tiled splashback, space for oven, extractor fan, space for under the counter fridge and freezer

**Landing** carpeted flooring, uPvc double glazed window, access to loft, storage cupboard

**Bedroom Two** 12'9" x 8'1" (3.89m x 2.46m). carpeted flooring, radiator, two uPvc double glazed windows

**Bathroom** 6'10" x 5'6" (2.08m x 1.68m). vinyl flooring, toilet, sink with mixer tap, storage underneath, radiator, bath tub with overhead shower, tiled walls

**Bedroom One** 12'11" x 9'1" (3.94m x 2.77m). carpeted flooring, radiator, two uPvc double glazed windows





**Garden** slightly tiered, part decking, part lawn, access via rear gate, outside tap, outside tap, side access

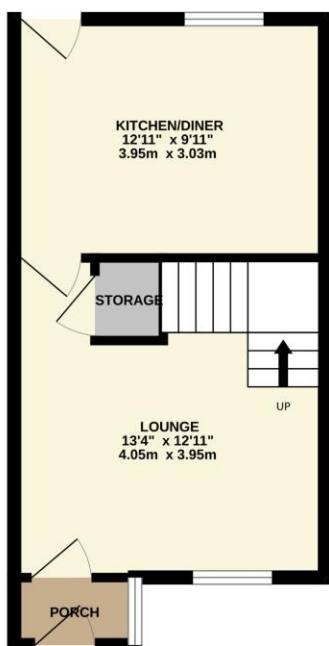
**Garage** single garage in a block, has electric running to it

**Hard stand** driveway to the front to allow off street parking for one car

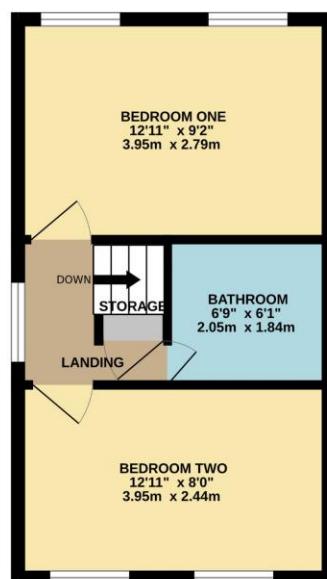




GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.2 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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