



**Amados Drive, Plymouth PL7 1TT**

**welcome to**

**Amados Drive, Plymouth**

\*\*\* NO CHAIN \*\*\*

A fantastic opportunity to purchase this FOUR BEDROOM detached home with a GARAGE and DRIVEWAY, a UTILITY ROOM, low maintenance front and rear GARDENS. This property has plenty of POTENTIAL TO IMPROVE and is to be sold with NO CHAIN. Call Fox & Sons today to arrange your



**Entrance Hall**

Stairs to the first floor, door to the lounge, kitchen, storage cupboard and a radiator.

**Lounge**

Double glazed window to front elevation.

**Dining Room**

Sliding doors to the rear garden, a radiator and door to the kitchen.

**Kitchen**

Wall and base units, sink drainer, double glazed window to rear elevation, radiator and door to the utility room.

**Utility Room**

Unit and worktops, sink, radiator, door to the rear garden and integral access to the kitchen.

**Downstairs Wc**

Door from the entrance hallway, WC and hand wash basin.

**First Floor Landing**

Doors to all four bedrooms, bathroom, storage cupboard and loft access.

**Bedroom 1**

Double glazed window to front elevation and radiator.

**Ensuite**

A bath with a mains shower, WC, pedestal sink, radiator and double glazed obscure window to front elevation.

**Bedroom 2**

Double glazed windows to side and front elevation with a radiator.

**Bedroom 3**

Double glazed window to rear elevation and a radiator.

**Bedroom 4**

Double glazed window to rear elevation and a radiator.

**Bathroom**

A bath with an electric shower, WC, sink, radiator and double glazed obscure window to side elevation.

**Front Garden**

Driveway, small lawn patch and path to the front door with a path and gate for side access also.

**Rear Garden**

A low maintenance generous sized rear garden with patio slabs leading up to a spacious decking and chipping's area with a fence surround.



**view this property online** [fox-and-sons.co.uk/Property/PYP104720](https://fox-and-sons.co.uk/Property/PYP104720)



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## Amados Drive, Plymouth

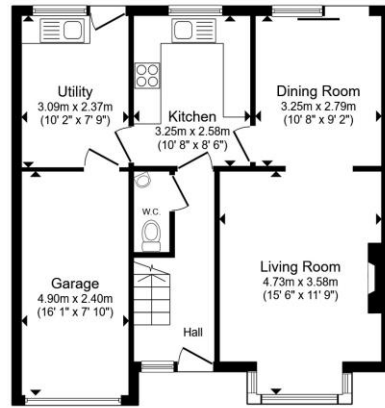
- Four Bedrooms
- Ensuite
- Utility Room
- Low Maintenance Rear Garden
- Cul-de-sac

Tenure: Freehold EPC Rating: D

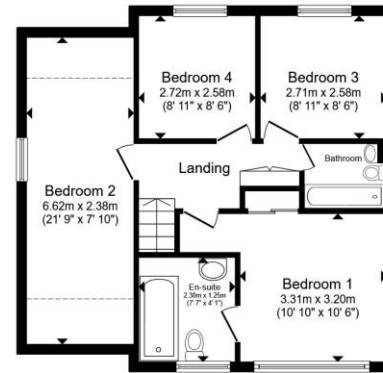
Council Tax Band: E

offers in the region of

**£375,000**



Ground Floor



First Floor

Total floor area 119.5 m<sup>2</sup> (1,287 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP104720 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01752 344349**



[plympton@fox-and-sons.co.uk](mailto:plympton@fox-and-sons.co.uk)



143 Ridgeway, Plympton, PLYMOUTH, Devon,  
PL7 2HJ



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)