



Cot Hill, Plymouth PL7 1SB

welcome to

Cot Hill, Plymouth

*** RENOVATION PROJECT ***

A fantastic opportunity to purchase this THREE DOUBLE bedroom SEMI-DETACHED home with a private DRIVEWAY and GARAGE, front and rear GARDENS and located with easy TRANSPORT LINKS. We are expecting HIGH volumes of interest for this property, so call Fox & Sons today!



Entrance Porch

Double glazed windows to front and side, step un to entrance hall.

Entrance Hall

Door to the lounge and kitchen, stairs to the first floor and a radiator.

Lounge

Double glazed window to rear elevation and a radiator.

Dining Room

Gas fireplace, radiator and double glazed window to front elevation.

Kitchen

Wall and base units, space for a dish washer, washing machine and range cooker. Double glazed window and a door to rear, understair storage cupboard and a radiator.

First Floor Landing

Doors to the shower room, WC, all three bedrooms, loft access and a double glazed window to side elevation.

Bedroom 1

Double glazed window to front elevation, radiator and built in wardrobes.

Bedroom 2

Double glazed window to rear elevation.

Bedroom 3

Double glazed window to rear elevation and a radiator.

Shower Room

Electric shower cubicle, vanity sink, storage cupboard, radiator and double glazed obscure window to front and side elevation.

Wc

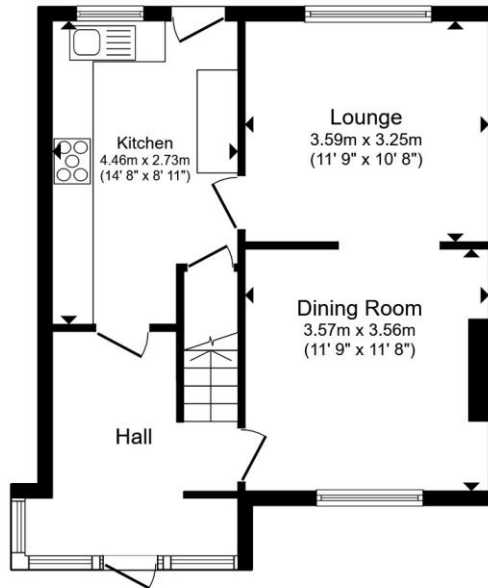
WC, double glazed obscure window to side elevation.

Front Garden

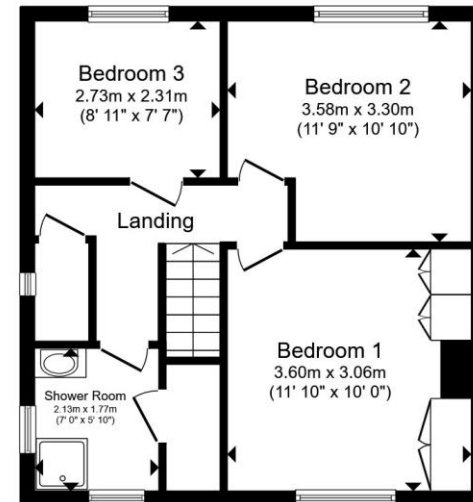
A driveway for one vehicle leading to the garage, steps up to the front door, side gate through to the rear garden and a leveled lawn area to front.

Rear Garden

A spacious easterly facing rear garden, mostly of lawn with potential to improve, a lean to from the rear of the garage with a door and side access to the front.



Ground Floor



First Floor

Total floor area 91.7 m² (987 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


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Cot Hill, Plymouth

- Three Double Bedrooms
- Garage
- Driveway
- Renovation Project
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104781 - 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.

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