



28 VALIANT AVENUE PLYMOUTH, PL5 2NX

GUIDE : £190,000
FREEHOLD

Situated in a popular cul-de-sac, close to local shops and schools in the West Park area of Plymouth is this nicely presented three bedroom semi detached house. Accommodation comprises lounge, kitchen/breakfast room, conservatory, three bedrooms and a bathroom. Benefits include gas central heating, uPVC double glazing off road parking and rear garden.



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- Semi Detached House
- Three Bedrooms
- Conservatory
- Hardstand Parking
- Cul-De-Sac
- Rear Garden



Entrance:

uPVC double glazed door into:

Hallway:

Stairs to first floor and door into:

Lounge: 4.36m into bay x 3.76m (14'3" into bay x 12'4")

uPVC double glazed bay window to the front, radiator and door through too:

Kitchen/Breakfast Room: 4.65m 2.19m (15'3" 7'2")

uPVC double glazed window to the side. Wall and floor mounted matching units with roll edge worktops and tiling to splash areas. Single drainer sink unit with mixer tap over and spaces provided for cooker, washing machine, fridge and freezer. Door to storage cupboard, radiator and wall mounted boiler. Opening into:

Conservatory: 3.03m x 3.01m (9'11" x 9'10")

uPVC double glazed windows and double doors to the rear.

First Floor Landing:

Doors to all upstairs rooms.

Bedroom 1: 2.95m x 2.68m (9'8" x 8'9")

uPVC double glazed bay window to the front and radiator.

Bedroom 2: 2.82m x 2.68m (9'3" x 8'9")

uPVC double glazed window to the rear, radiator and door to built in cupboard.

Bedroom 3: 2.00m x 1.87m (6'6" x 6'1")

uPVC double glazed window to the front and radiator.

Bathroom:

uPVC obscure double glazed window to the rear.

Panelled bath with shower over, pedestal wash hand basin and low flush W.C. Tiling to all walls and to shower area and heated towel rail.

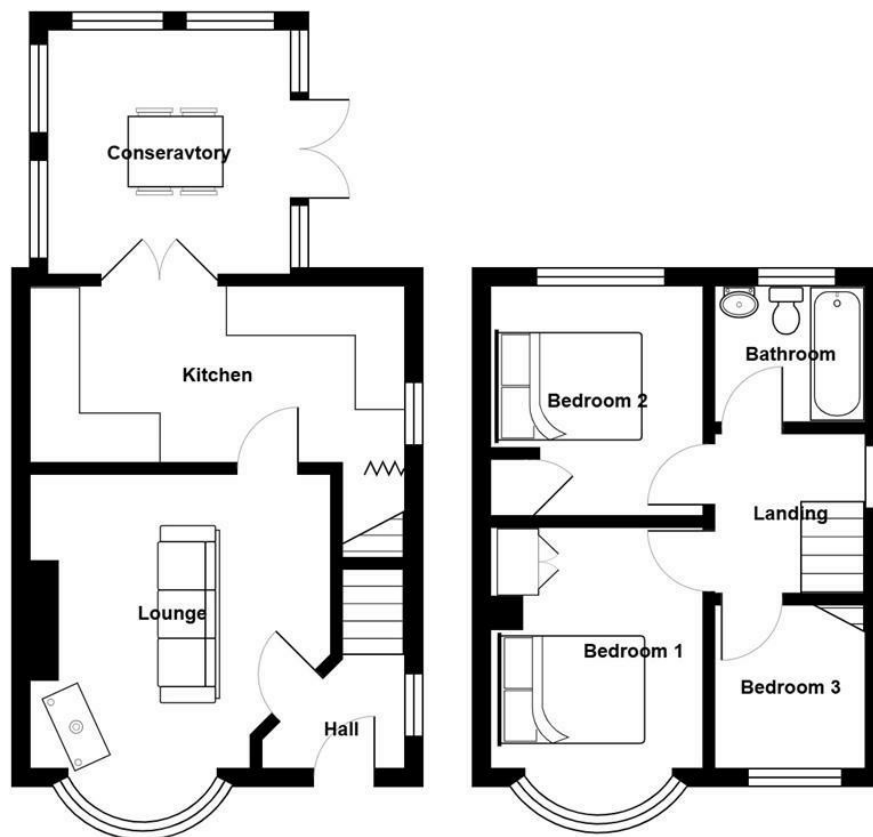
Outside

To the front of the property is a hardstand for two vehicles and a path to the side giving access to the rear. To the rear is patio area and a stone chipped area leading to a further patio area currently housing a timber shed.

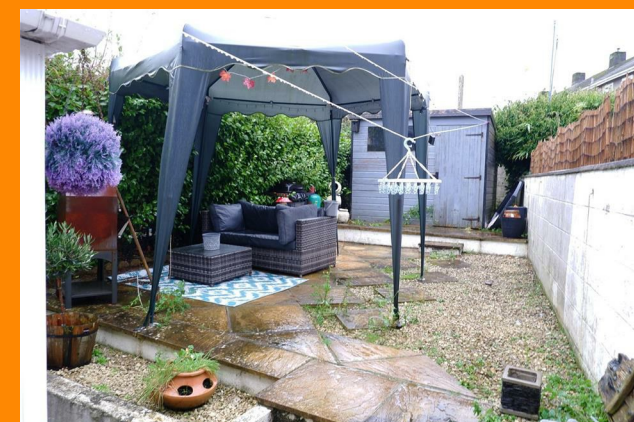
Material Information:

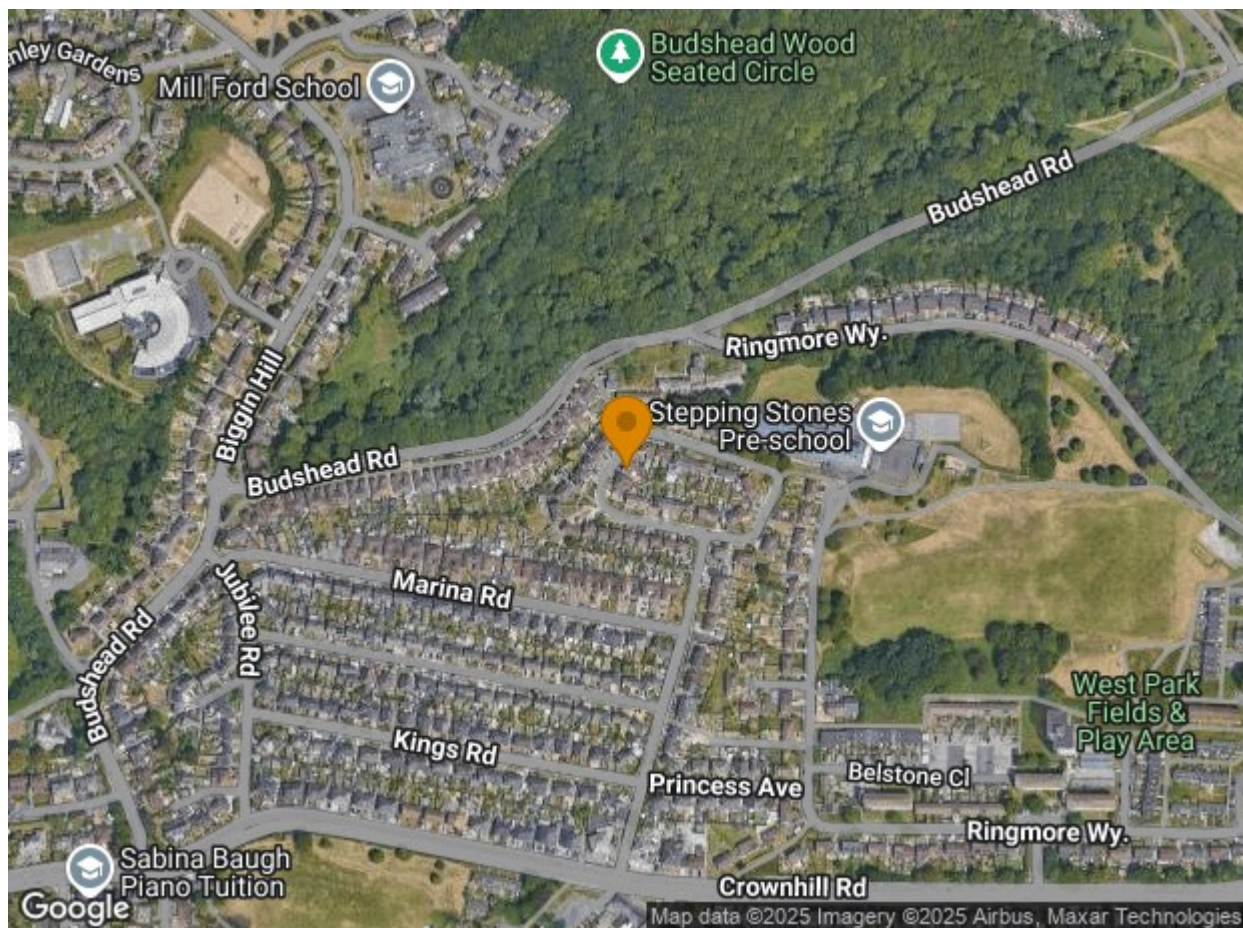
- * Council Tax Band - B Annual Cost £1722.68
- * Construction - Traditional
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - Hardstand Parking
- * Broadband - Standard-Available, Superfast- Un-Available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Limited, Three-Limited, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface Water - Medium Rivers & Sea - Very Low Risk

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Total Area: 66.7 m² ... 718 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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