

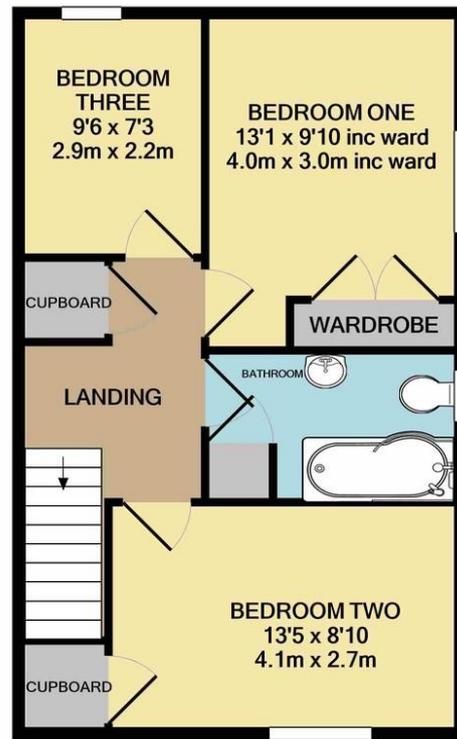
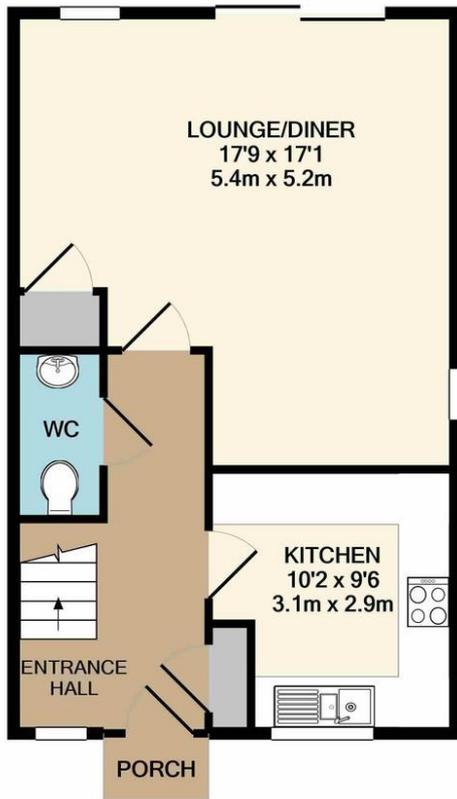


The Paddock | Hemerdon | Plymouth | PL7 5FH

A recently built semi-detached house situated within this popular village. This delightful property, was built approximately 3yrs ago and benefits from the remaining LABC guarantee. Upon inspection, you will find a brick paved drive leading to the property. Accommodation comprises, entrance hall, down stairs WC, spacious lounge diner and fitted kitchen on the ground floor. The first floor offers a nice sized landing, three bedrooms (all capable of taking a double bed), family bathroom and access to the boarded loft. Outside are two parking spaces to the front and an enclosed garden and patio to the rear. The property is offered with vacant possession and will appeal to owner occupiers and second home owners alike, due to it proximity to Dartmoor National Park.

In Region Of £300,000

- Three Bedrooms
- Modern Property
- Upvc Double Glazing
- Open Plan Living Room
- LABC Guarantee
- Enclosed Rear Garden
- Off Road Parking
- Exclusive Development



TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)

Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements