

## 5 Cobble Mews | North Hill | Plymouth | PL4 8FF

In Excess Of £230,000

A recently built, modern house situated within the City Centre.

This detached property comprises entrance hall, downstairs WC, lounge / diner and kitchen breakfast room on the ground floor.

Whilst the first floor offers the landing, two generous double bedrooms and family bathroom.

Outside there is a brick paved rear courtyard as well as an enclosed front courtyard, allocated parking is adjacent to the property.

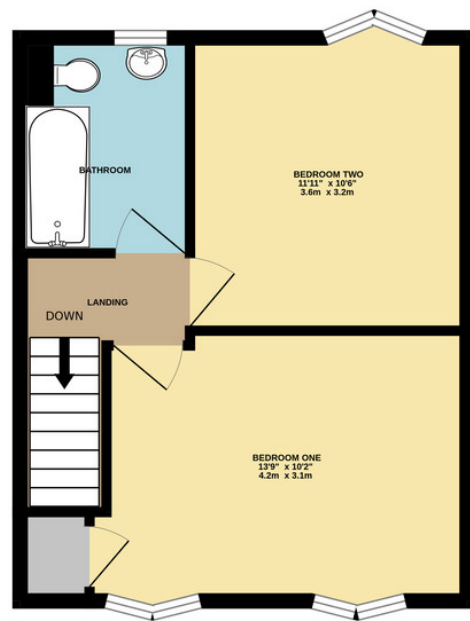
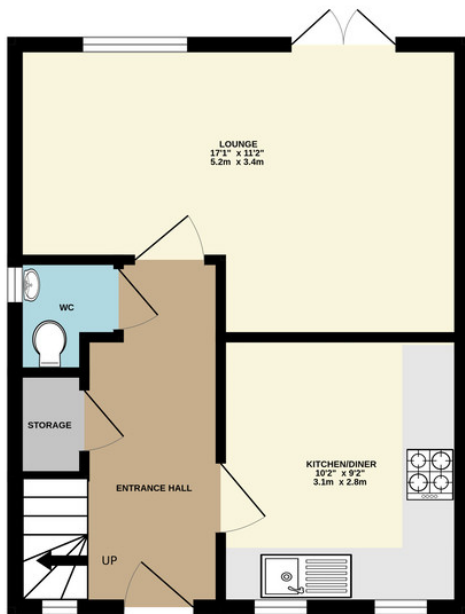
All local and City Centre amenities are within walking distance, as is the Train Station and University.

- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating
- Upvc Double Glazing
- Downstairs WC
- Allocated Parking
- Rear Courtyard Garden
- Close To Facilities



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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