



**Underwood Road, Plymouth PL7 1TA**

welcome to

## Underwood Road, Plymouth

\*\*\* CHARMING THREE BEDROOM HOME \*\*\*

A fantastic opportunity to purchase a THREE BEDROOM home in UNDERWOOD ROAD, boasting CHARACTER throughout including multiple feature FIREPLACES. We highly recommend arranging a VIEWING to show the CHARACTER this home offers. Call Fox & Sons today!



**Entrance Hall**

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

**Lounge**

A spacious lounge with a feature fireplace and lounge with two storage cupboards either side, a radiator and double glazed window to front elevation.

**Kitchen**

A spacious wooden unit kitchen with plenty of wall and base units with a range cooker, Belfast sink and space for a dining table and chairs centrally to the room. Steps down to the bathroom with a door to the rear garden and understair cupboard.

**Bathroom**

Fully tiled, with a freestanding bath with mains shower, WC, vanity sink, towel radiator and Velux window.

**First Floor Landing**

Original floorboards throughout with access to all three bedrooms, with a storage cupboard and loft access.

**Bedroom 1**

Double glazed window to rear elevation, radiator and fireplace and surround.

**Bedroom 2**

Double glazed window to front elevation, radiator and fireplace with surround.

**Bedroom 3**

Double glazed window to front elevation and radiator.

**Rear Garden**

Access via the rear door with immediate access to a lean to with power. A step down to a two tiered garden mostly of artificial lawn with a wall and fence surround.



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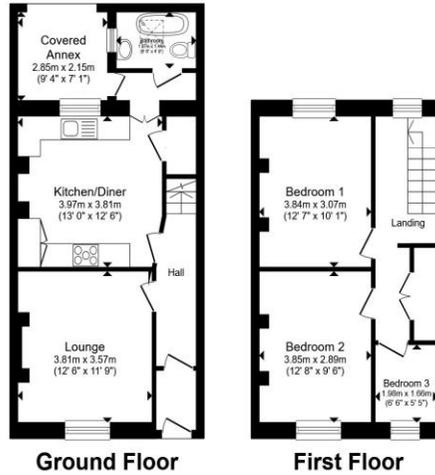
## Underwood Road, Plymouth

- Charming Three Bedroom Character Home
- Feature Fireplaces Throughout
- Private Tiered Rear Garden
- Close To Local Amenities
- Gas Central Heating

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in the region of

**£210,000**



Total floor area 86.6 m<sup>2</sup> (932 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](http://www.propertybox.io)



Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
PYP104507 - 0004

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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