



**Wain Park, Plymouth PL7 2HX**

**welcome to**

## **Wain Park, Plymouth**

**\*\*\* STUNNING SOUTH FACING GARDEN \*\*\***

A fantastic opportunity to purchase this **FOUR BEDROOM DETACHED** home in the **HIGHLY DESIRABLE** Wain Park. Offering a **GARAGE** and **DRIVEWAY**, lots of **STORAGE**, a **CLOAKROOM** and **16 SOLAR PANELS** owned outright all within in the heart of **PLYMPTON!** Call Fox & Sons today!



## **Ground Floor Landing Entrance Hall**

Double glazed window to side elevation, radiator, doors to bedroom 4 and stairs up and down.

## **Bedroom 3**

An 'L' shaped room with two double glazed windows to front elevation and two radiators

## **Lower Floor Landing**

Two storage cupboards, door to cloakroom, lounge/diner and kitchen.

## **Lounge/Diner**

A bright and airy reception room with a feature gas fireplace, sliding doors to the rear garden and corner double glazed woodwork showcasing a great spot for a dining table and chairs.

## **Kitchen**

A wall and base unit kitchen with an integrated electric oven with gas hob and hood, space for a washing machine, fridge and microwave. A serving hatch through to the dining area, door to side elevation and window.

## **Cloakroom**

Double glazed obscure window to side elevation, WC and vanity sink.

## **First Floor Landing**

Doors to three bedrooms, bathroom, airing cupboard and loft access.

## **Bedroom 1**

Double glazed window to rear elevation with wonderful views, radiator and fitted wardrobe.

## **Bedroom 2**

Double glazed window to rear elevation with views, radiator and fitted wardrobe.

## **Bedroom 4**

Double glazed window to side elevation and radiator.

## **Bathroom**

A four piece suite with a electric shower cubicle, separate bath, WC and vanity sink with a double glazed obscure window to side elevation.

## **Front Garden**

A gated entrance to the paved driveway with access to the garage and leading to the front door, with a level lawn patch.

## **Rear Garden**

A beautiful large south facing rear garden with a spacious granite patio which makes a great outdoor space for family and friends to visit. Steps down from the patio leads you to a two tiered garden mostly of lawn but versatile to suit your needs.



***view this property online*** [fox-and-sons.co.uk/Property/PYP104579](https://fox-and-sons.co.uk/Property/PYP104579)



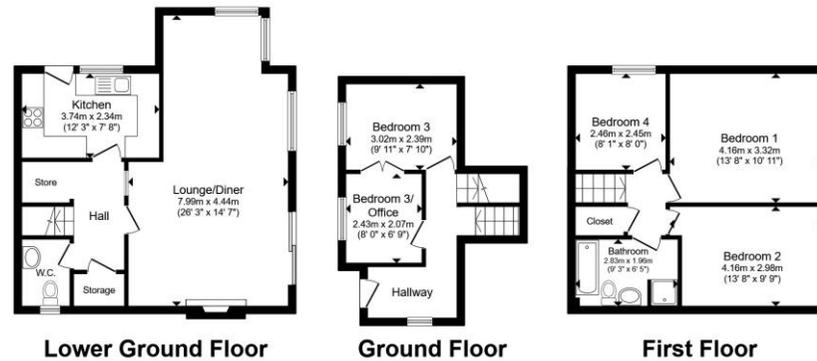
welcome to

## Wain Park, Plymouth

- Highly Desirable Wain Park Location
- Stunning South Facing Rear Garden
- Garage & Driveway
- Solar Panels - 16 Owned Outright
- Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E



offers in the region of

**£480,000**

Total floor area 115.0 m<sup>2</sup> (1,238 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

view this property online [fox-and-sons.co.uk/Property/PYP104579](http://fox-and-sons.co.uk/Property/PYP104579)



Property Ref:  
PYP104579 - 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.



**01752 344349**



[plympton@fox-and-sons.co.uk](mailto:plympton@fox-and-sons.co.uk)



143 Ridgeway, Plympton, PLYMOUTH, Devon,  
PL7 2HJ



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)