

# Lot No.: 8

## 14, COURTLAND CRESCENT

PLYMPTON, PLYMOUTH, DEVON, PL7 4HJ



- Freehold with vacant possession ●
- A three bed roomed semi-detached house in need of renovation ●
- Occupying a relatively level site in a favoured residential area ●
- Well suited for refurbishment as a family dwelling for owner occupation or for letting purposes ●
- Enjoying the benefit of a single garage and a pleasant garden ●

### Property Details

#### Location

This property is located on the southern side of Courtland Crescent which is accessed from Plymbridge Road or Crossway. Local shops in the district shopping centre around the Ridgeway are readily accessible with Plymouth City Centre some 5 or 6 miles distant.

#### Description

Believed to have been built by the renowned local building contractor Stanbury during the 1950's or thereabouts, this semi detached house is situated in a popular and well established residential district. Although in need of repair and modernisation it is well suited for refurbishment as a family dwelling for owner occupation or for letting purposes

**EPC Rating:** D55

### Accommodation

#### Ground Floor

Entrance Hall, Cloakroom with W.C., Sitting Room, Dining Room and Kitchen

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single), Bathroom with bath, wash hand basin and shower cubicle and separate W.C.

#### Outside

Small front garden and enclosed rear garden

#### Outbuildings

Single Garage

#### Tenure

Freehold with vacant possession

**Guide Price £135,000 - £145,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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