

**22 Boulter Close
Roborough
Plymouth
Devon
PL6 7AY**

£160,000



DESCRIPTION

A well presented three bedroom end of terrace house situated in the popular north Plymouth area of Belliver. This is one of the larger designs found within the area with living accommodation arranged over two levels comprising entrance hall, kitchen, dining room with door to the garden and a square shaped living room on the ground floor, three bedrooms (all of which would fit doubles), a bathroom and separate WC on the first floor.

Externally to the front, a pedestrian gate with path leads through a lawned garden enclosed by dwarf wall boundaries to the front door. The rear garden is a particularly good size, landscaped with deck, lawn and patio areas, enclosed by fenced boundaries with a rear access gate.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

BELLIVER

Belliver has its own range of local amenities and is on a regular bus service to the city centre which is approximately six miles away. Within walking distance of Bickleigh Down primary school, Woolwell retail outlet including Tesco Superstore, a recently built Lidl store and Dartmoor within minutes' drive. This Plymouth District offers convenient access to many of the northern fringes.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

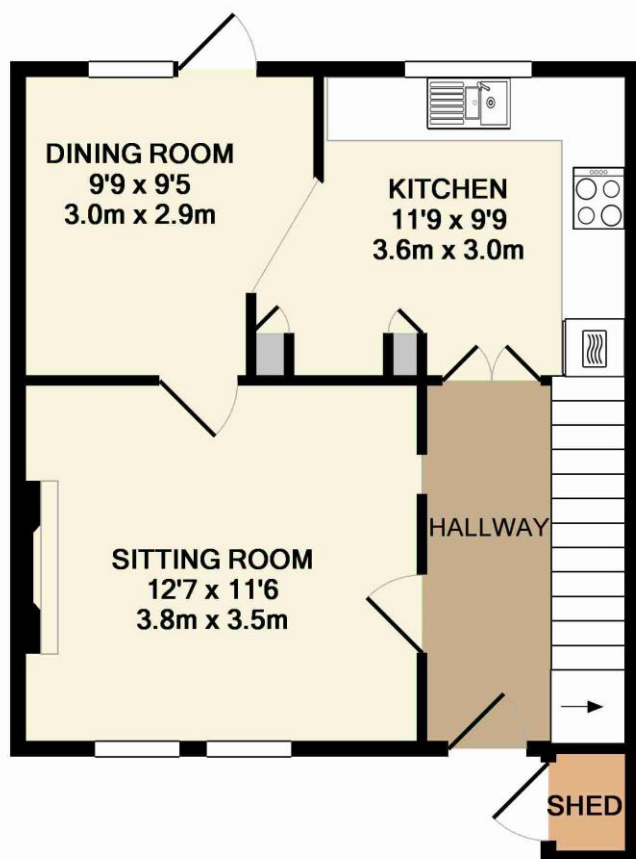
By appointment with MANSBRIDGE & BALMENT on 01752 791333.

OUTGOINGS

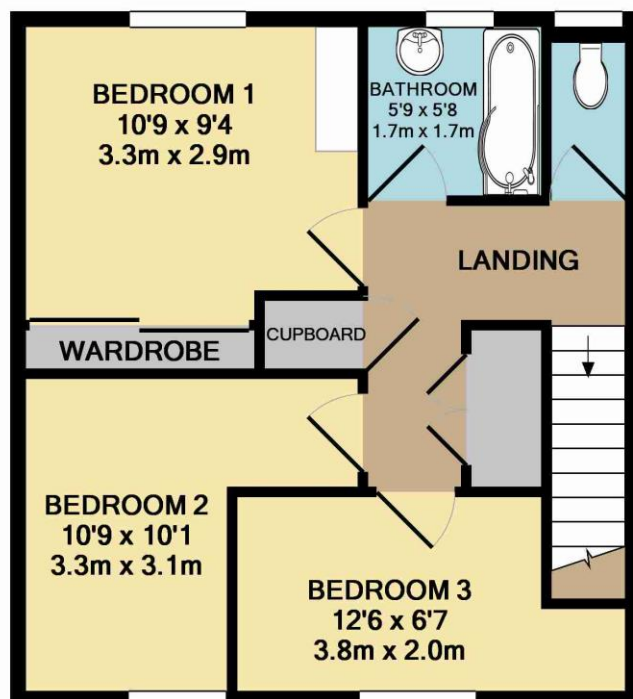
We understand the property is in band ' B ' for council tax purposes and the amount payable for the year 2018/2019 is £1355.41 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Mansbridge Balment do not accept responsibility for their accuracy. Copyright Mansbridge Balment 2017. P7255



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**WOOLWELL CRESCENT, PLYMOUTH, DEVON,
PL6 7RB**
TEL: 01752 791333
E: plymouth@mansbridgeandbalment.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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• PLYMOUTH CITY • NORTH PLYMOUTH •**



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