

**24 Ernesettle Green  
Ernesettle  
Plymouth  
Devon  
PL5 2ST**

**£160,000**



## **DESCRIPTION**

A superb two/three bedroom end of terrace house conveniently situated adjacent to open parkland, also close to local amenities including the local primary school and a doctor's surgery within a short walk and stunning recreation grounds, estuary and woodland footpaths. The property is packed with desirable features including an extensive block paved parking forecourt to the front and a great sized rear garden with large decked sun terrace and useful rear access.

The living accommodation is beautifully presented throughout and arranged over two levels comprising entrance hall, modern kitchen/diner, living room with patio doors to the garden and second versatile family room on the ground floor, two spacious double bedrooms and a modern bathroom on the first floor. The master bedroom is a particularly good size and is dual aspect allowing a very easy conversion to a three bedroom house if later required.

The property has recently benefitted from the installation of a Worcester gas central heating boiler in the last year and is equipped with PVCu double glazing throughout.

An early viewing of this excellent property is highly recommended to avoid disappointment and may be offered with no onward chain.

## **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.

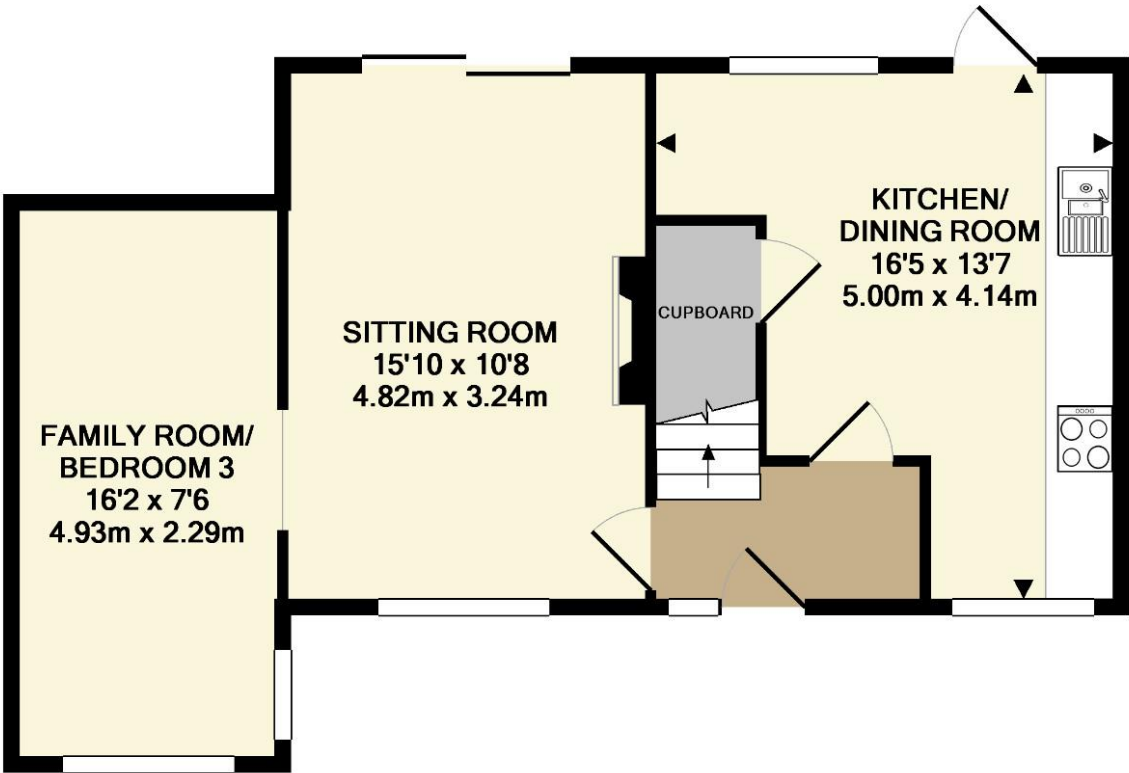
## **OUTGOINGS**

We understand the property is in band ' A ' for council tax purposes and the amount payable for the year 2018/2019 is £1161.78 (by internet enquiry with Plymouth City Council). These details are subject to change.

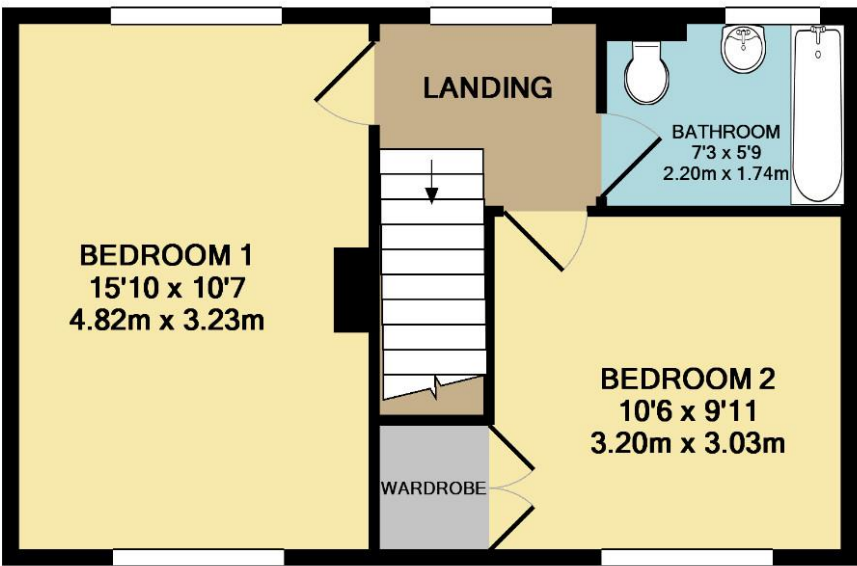


**FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

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. **P7278**

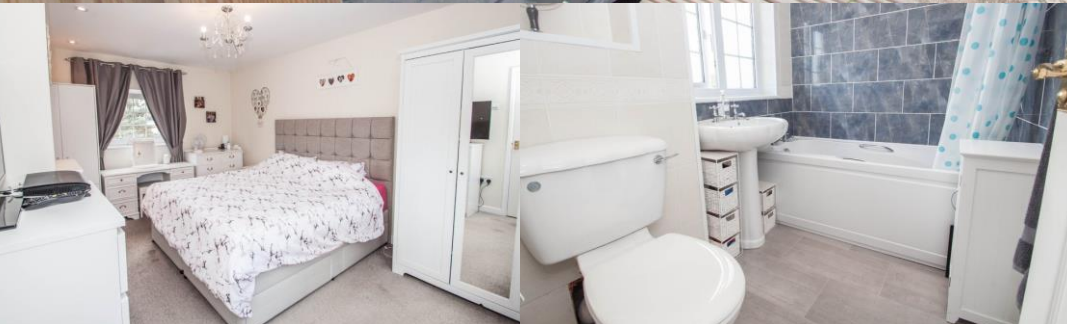


GROUND FLOOR



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

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

**TAVISTOCK • YELVERTON • BERE PENINSULA • OKEHAMPTON •  
• PLYMOUTH CITY • NORTH PLYMOUTH •**



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