

FOR SALE



Kent Road, Ford, Plymouth
Asking Price Of £180,000


MARTIN & CO



Kent Road, Ford, Plymouth

2 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- PERIOD TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM

SUMMARY ***Nestled within the sought-after and well-regarded area of Ford, Plymouth, this utterly charming terraced period cottage presents a truly wonderful opportunity for a variety of discerning buyers. Boasting character and modern convenience in perfect harmony, this delightful residence offers a welcoming ambiance from the moment you step through the door.***

LOCATION Ford, Plymouth, is a vibrant and well-established residential area offering a diverse mix of housing, local amenities, and a strong sense of community. Situated to the northwest of Plymouth city centre, Ford benefits from its convenient location, providing easy access to major road links, public transport, and a range of services.

Green spaces and recreational areas are dotted throughout Ford, offering opportunities for leisure and outdoor activities. Parks and playing fields provide spaces for children to play and residents to enjoy fresh air and exercise.

Ford benefits from good transport links, with regular bus services connecting it to Plymouth city centre and surrounding areas. Its proximity to major roads also makes it convenient for commuters.

While retaining its own distinct identity, Ford is also within easy reach of Plymouth's wider attractions,



including its historic Barbican, modern shopping centres, cultural venues, and the beautiful Devon coastline. This blend of local charm and accessibility to the city's offerings makes Ford a desirable place to live.

In essence, Ford offers a comfortable and convenient lifestyle with a strong community spirit, making it a popular and enduring part of Plymouth.

DESCRIPTION The ground floor unfolds into a seamlessly flowing open-plan sitting and dining room, thoughtfully designed to create a bright and sociable living space. Imagine relaxing or entertaining in this inviting area, with natural light enhancing the sense of space and connection. To the rear of the property, a modern fitted kitchen awaits, equipped with contemporary fixtures and fittings, making it a pleasure to prepare meals. Adjacent to the kitchen is a stylish and contemporary shower room, providing a sleek and functional space.

Ascending the staircase to the first floor, you will

discover two well-proportioned double bedrooms. Each room offers a comfortable and private retreat, providing ample space for rest and relaxation.

Stepping outside, the property benefits from a delightful courtyard rear garden. This private outdoor space offers a tranquil escape, perfect for enjoying a quiet morning coffee, an evening drink, or simply unwinding amidst potted plants and fresh air.

Beautifully presented throughout, this charming cottage exudes a sense of warmth and care, making it a truly move-in-ready home. Furthermore, being offered to the market chain-free, the purchase process is streamlined, allowing you to potentially settle in and start enjoying the vibrant community of Ford without delay. With its desirable location and appealing features, early viewing is highly recommended to avoid missing out on this gem!

VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to



arrange their viewing appointment.

payments benefits, equating to approximately £200 per referral.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Simply conveyancing. It is your decision whether you choose to deal with Simply Conveyancing. In making that decision, you should know that we receive an annual



%epcGraph_c_1_544%





Martin & Co Plymouth

27 Mutley Plain • • Plymouth • PL4 6JG
 T: 01752 255 255 • E: plymouth@martinco.com

01752 255 255

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

