

# Lot No.: 2

## 3A ARNOLDS POINT

### EMBANKMENT ROAD, PLYMOUTH, DEVON, PL4 9JW



● Freehold with vacant possession ●

- A double fronted cottage of considerable age and undoubted character but now in need of renovation ●
- Enjoying the benefit of a prominent position and level site overlooking the River Plym to the grounds of Chelson Meadow and Saltram House beyond ●
- This property lends itself for sympathetic refurbishment to become once again an attractive and individual dwelling for owner occupation or for letting purposes ●
- Other benefits include double glazing, gas fired central heating and a single garage together with a hard-standing in the front garden for additional parking if required ●

#### Property Details

##### Location

This property fronts the Embankment Road which is one of the principal thoroughfares leading out of Plymouth running alongside the estuary of the River Plym. Both the City Centre and the A38 Parkway linking Devon and Cornwall are readily accessible together with out of town shopping facilities.

##### Description

A three bedroomed cottage of considerable character with a small but pleasant garden and views from the front of the building over the River Plym. This property is well suited for repair and modernisation for owner occupation or for letting purposes.

**EPC Rating** D 64

#### Accommodation

##### Ground Floor

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, galley style Kitchen and Laundry/Utility Room

##### First Floor

Landing, No. 1 Bedroom (double), No.2 Bedroom (double), No. 3 Bedroom (single), and Shower Room with shower, wash hand basin and W.C.

##### Outside

Gardens to the front and rear.

##### Outbuildings

Single Garage  
W.C. and garden store in rear garden

##### Tenure

Freehold with vacant possession

Guide Price £90,000 - £95,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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