



BORINGDON HILL, COLEBROOK

PLYMPTON, PLYMOUTH, PL7 4DL

£325,000
FREEHOLD

Moving On are delighted to offer this spacious three bedroom semi detached house situated just walk from Colebrook Village and local schools. Accommodation comprises, lounge, dining room, cloakroom, kitchen, utility room, family room, three bedrooms (master en-suite) and a family bathroom. Benefits include gas central heating, uPVC double glazing, rear garden, off road parking and a double garage. A unique property that should be viewed to be fully appreciated.



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- Unique Semi Detached House
- Three Bedrooms (master en-suite)
- Lounge, Dining Room, Family Room
- Kitchen and Utility Room
- Driveway and Double Garage
- Rear Garden



Entrance:

via part glazed composite door into:

Hallway:

Stairs to first floor, doors to downstairs rooms and to W.C.

Cloakroom:

Low flush W.C, wash hand basin with splash back.

Lounge: 16'6" x 12'3"

uPVC double glazed window to the front, feature fireplace surround and two radiators.

Dining Room: 16'3" x 9'7"

uPVC double glazed window to the front, radiator and opening into:

Kitchen: 12'10" x 8'0"

uPVC double glazed window to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Built in eye level double, electric hob with extractor over. Space for larder style fridge and wall gas mounted boiler. uPVC double glazed door to garden and opening through to:

Utility. 8'0" x 4'7"

Worktop to one side, space and plumbing for washing machine and dishwasher and space for tumble dryer and fridge/freezer:

Family/Sun Room: 11'0" x 8'0"

Radiator, uPVC double glazed French doors to the rear.

First Floor Landing:

uPVC double glazed window to the rear and doors to:

Bedroom 1: 16'6" max descending to 10'8" x 12'2"

Dual aspect (L-Shaped) with uPVC double glazed windows to the front and rear, fitted wardrobes and door to en-suite. Radiator.

En-Suite:

Corner shower cubicle with glazed screen, low flush W.C and wash hand basin. Tiling to splash back area and to shower area.

Bedroom 2: 9'6" x 9'4"

uPVC double glazed window to the front and radiator.

Bedroom 3: 10'7" x 7'0"

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the front. Suite comprising panelled bath with glazed screen and electric shower over and tiled surround, vanity wash hand basin with cupboards below and low flush toilet with recessed cistern. Towel radiator.

Outside:

The the front is a path to the front door and a small brick paved frontage. To the side are double gates giving access to a brick paved driveway which leads to a double garage and runs through the garden to the rear with a parking space. Further to the rear is a mature garden with stone chipped area and shrubs and bushes and a patio area close to the house.

Double Garage: 19'10" x 22'5" (rear) descending to 19'0" (front)

Metal up and over door, power and lighting and an inspection pit. Additional access door.

Material Information:

- * Council Tax Band - C Annual Cost £1969.00
- * Mains gas, electric, sewage and water, Gas Central Heating,
- * Parking - Driveway & Double Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Limited, Three-Likely, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface Water - High Rivers & Sea - Very Low
- * Construction - Traditional


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Total Area: 115.0 m² ... 1237 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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