



**1 MAYHEW GARDENS, COLEBROOK,
PLYMOUTH, PL7 4FG**

**£550,000
FREEHOLD**

Situated in one of the most sought after cul-de-sac in the Colebrook area of Plympton we are pleased to offer this executive style 4 bedroom detached house with gardens, parking and garage. Spacious accommodation includes a beautiful open plan kitchen/diner/family room, utility, cloakroom, 4 bedrooms (master en-suite) and a family bathroom. The property boasts a double driveway, larger than average garage and a good size rear garden. A credit to its current owners an internal viewing is highly advised.



1 MAYHEW GARDENS

- Executive Style Detached House
- Open plan Kitchen/Diner/Family
- Double Driveway
- Good Size Rear Garden
- 4 Bedrooms (master en-suite)
- Utility & Cloakroom
- Large Single Garage
- Viewing Recommended



Entrance:

Via uPVC double glazed door into:

Hallway:

Stairs rising to first floor, radiator and doors to:

Lounge: 4.75m x 3.81m (15'7" x 12'5")

Dual aspect room with Two uPVC double glazed windows to the front and one to the side.

Radiator.

Kitchen/Diner/Family Room: 6.63m x 4.10m (21'9" x 13'5")

Two uPVC double glazed window to the rear, bi-fold doors to the rear and uPVC double glazed window to the side. Wall and floor mounted matching units with quartz worktops and matching upstands. Under counter bowl and a half sink unit with mixer tap over, integrated bosch dishwasher, bosch fridge/freezer and built in bosch induction hob with extractor over and eye level bosch double oven. Door through to:

Utility Room: 3.40m x 1.76m (11'1" x 5'9")

uPVC double glazed door to the rear. Wall and floor mounted matching units with space under for washing machine and tumble dryer. Stainless steel sink unit with mixer tap over and wall mounted boiler. Door to integral garage and door into:

Cloakroom:

uPVC obscure double glazed window to the front. Low flush W.C, wash hand basin and radiator.

First Floor Landing:

uPVC double glazed window to the front, door to storage cupboard, access to loft and doors to:

Bedroom 1: 5.28m x 3.18m (17'3" x 10'5")

uPVC double glazed window to the front with Juliet balcony and further window to the rear.

Built in wardrobes, radiator and door to:

En-suite:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath, shower cubicle with glazed screen, low flush W.C and wash hand basin. Half height tiled walls, tiling to shower area and chrome radiator.

Bedroom 2: 4.75m x 3.81m (15'7" x 12'5")

uPVC double glazed window to the front. Built in Hammonds wardrobes and radiator.

Bedroom 3: 4.12m x 3.77m (13'6" x 12'4")

uPVC double glazed window to the rear. range of fitted Hammonds wardrobes and radiator.

Bedroom 4: 2.90m x 2.80m (9'6" x 9'2")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the front. Suite comprising panelled bath, double shower cubicle with glazed screen, low flush W.C and wash hand basin. Half height tiled walls, tiling to shower area and chrome radiator.

Outside:

To the front of the property is a double driveway, a path to the side giving access to the rear and path to the front door. To the rear is a patio area running the length of the house with a few steps leading to a garden laid to lawn with a barked play area.

Integral Garage: 5.26m x 3.22m (17'3" x 10'6")

Up and over door, power, lighting and a uPVC double glazed window to the rear.

Material Information:

- * Council Tax Band - F Annual Cost £3199.25
- * Mains gas, electric, sewage and water, Gas Heating and Owned Solar Panels
- * Parking - Double Driveway & Garage
- * Service Charge - £50 pcm to cover communal areas/gardens and private road maintenance
- * Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Limited,

02-Likely, Vodafone-Limited

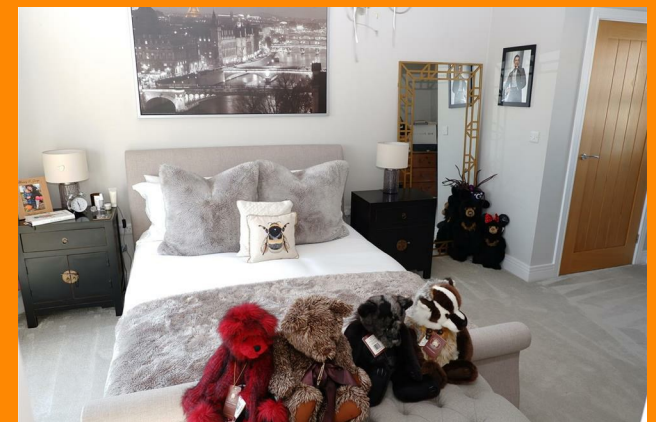
* Mobile (data) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited

* Flood Risk - Surface Water - Low, Rivers & Sea - Very Low

* Construction - Standard, NHBC 10 years from 2019

* MAYHEW GARDENS (PLYMPTON) MANAGEMENT COMPANY LIMITED (No.11863367) Managed By FirstPort

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ADDITIONAL INFORMATION

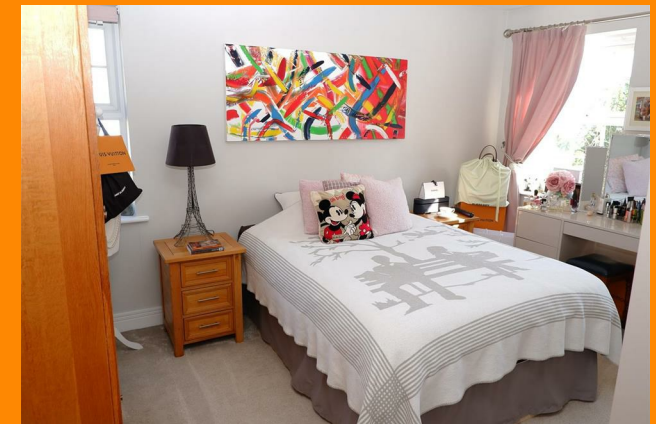
Local Authority – Plymouth City Council

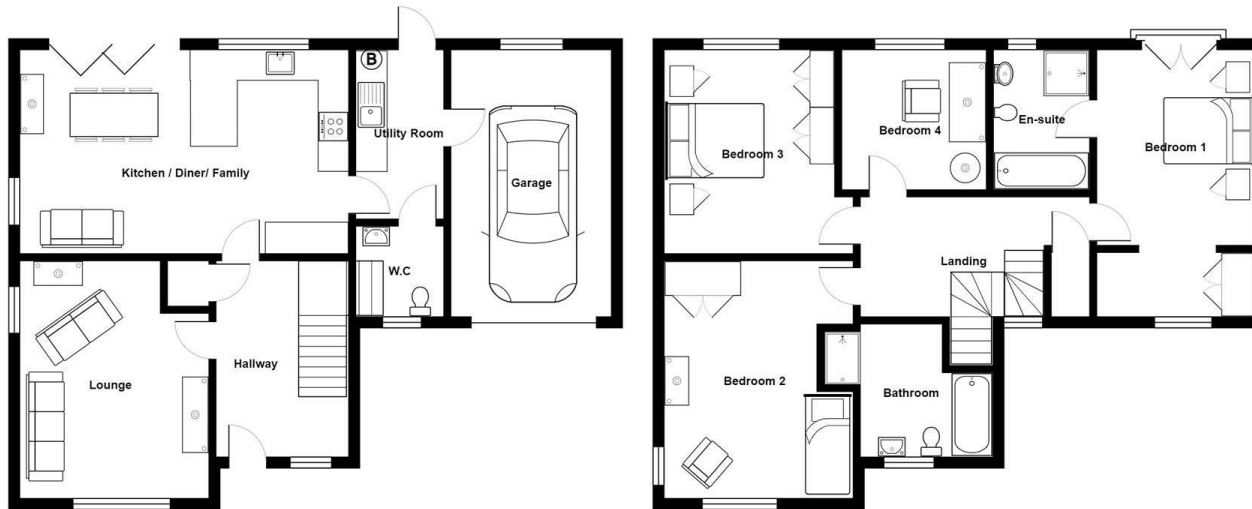
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1854 approx sq ft

Tenure – Freehold





Total Area: 172.2 m² ... 1854 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(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	

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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