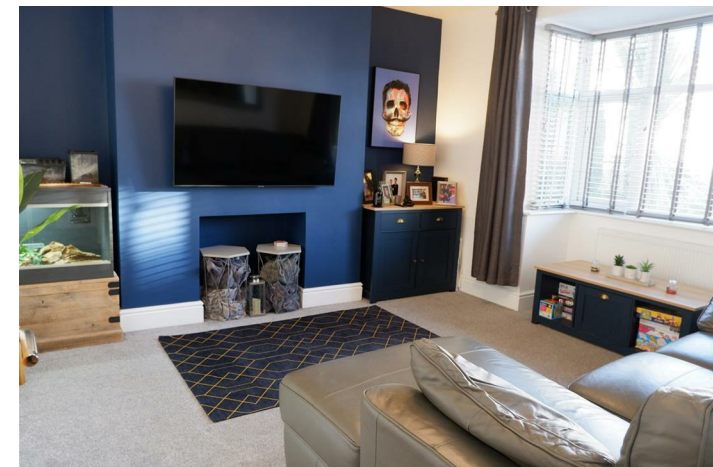




20 CHURCH ROAD, PLYMSTOCK

PLYMOUTH, PL9 9BA

GUIDE - £290,000

Located a stones throw from Plymstock school, this well presented and modernised 1930's semi has the benefits of double glazing, central heating, low maintenance southerly aspect rear garden and garage/workshop with parking in front. The property comprises of 3 bedrooms, modern shower room, lounge, modern kitchen/diner with integrated appliances, sun room/utility and downstairs wc. an internal viewing is highly recommended to appreciate this property.



20 CHURCH ROAD

- 1930's Semi Detached House
- Lounge, Modern Kitchen/Diner
- 3 Bedrooms and Modern Shower Room
- Utility/Sunroom and Downstairs wc
- Gas Central Heating, uPVC DG
- Southerly Aspect Gardens
- Garage/Workshop and Off Road Parking



Entrance:

Door into:

Porch:

Door into:

Hallway:

Stairs to First Floor, Understairs cupboards (one housing gas combination boiler that supplies the heating and hot water system). Doors to:

Lounge: 4.51m x 3.87m (14'9" x 12'8")

(into square bay). Radiator, bay window to the front elevation.

Kitchen/Diner: 5.75m x 3.84m narrowing to 2.29m (18'10" x 12'7" narrowing to 7'6")

L Shaped Room with patio doors leading into the sun room.

Kitchen Area: Modern gray coloured shaker style units with worktops and breakfast bar, single drainer sink unit with 'hot water tap' above, tiled splashbacks and underlighting. Integrated oven, 5 ring gas hob, fridge/freezer and dishwasher. Window to the side.

Dining Area: Radiator and double doors to:

Sun Room/Utility: 4.56m x 1.8m (14'11" x 5'10")

Plumbing for washing machine to one end and doorway to: Windows and doors to the garden.

WC

Low level wc and wash hand basin.

Bedroom 1: 4.68m x 3.02 (15'4" x 9'10")

(Into bay and to wardrobe fronts). Wardrobes to one side with mirror fronted sliding doors, radiator and square bay window to the front.

Bedroom 2: 3.87m x 3.48m (12'8" x 11'5")

Radiator and wardrobes to alcoves. Window to the rear

Bedroom 3: 2.38m x 1.79m (7'9" x 5'10")

Window to the front elevation.

Shower Room:

Modern suite comprising of shower cubicle with glazed door, low level wc and vanity wash hand basin with drawers below. Towel radiator and window to the side.

Outside:

To the front of the property is a block paved area and pathway leading to a gate into the rear garden. To the rear of the house is a level patio immediately outside the back doors. A pathway leads to a covered seating area/outside bar. The garden is fenced and is of a southerly aspect and is mostly artificially grassed with a few planters. There is a door into the back of the garage.

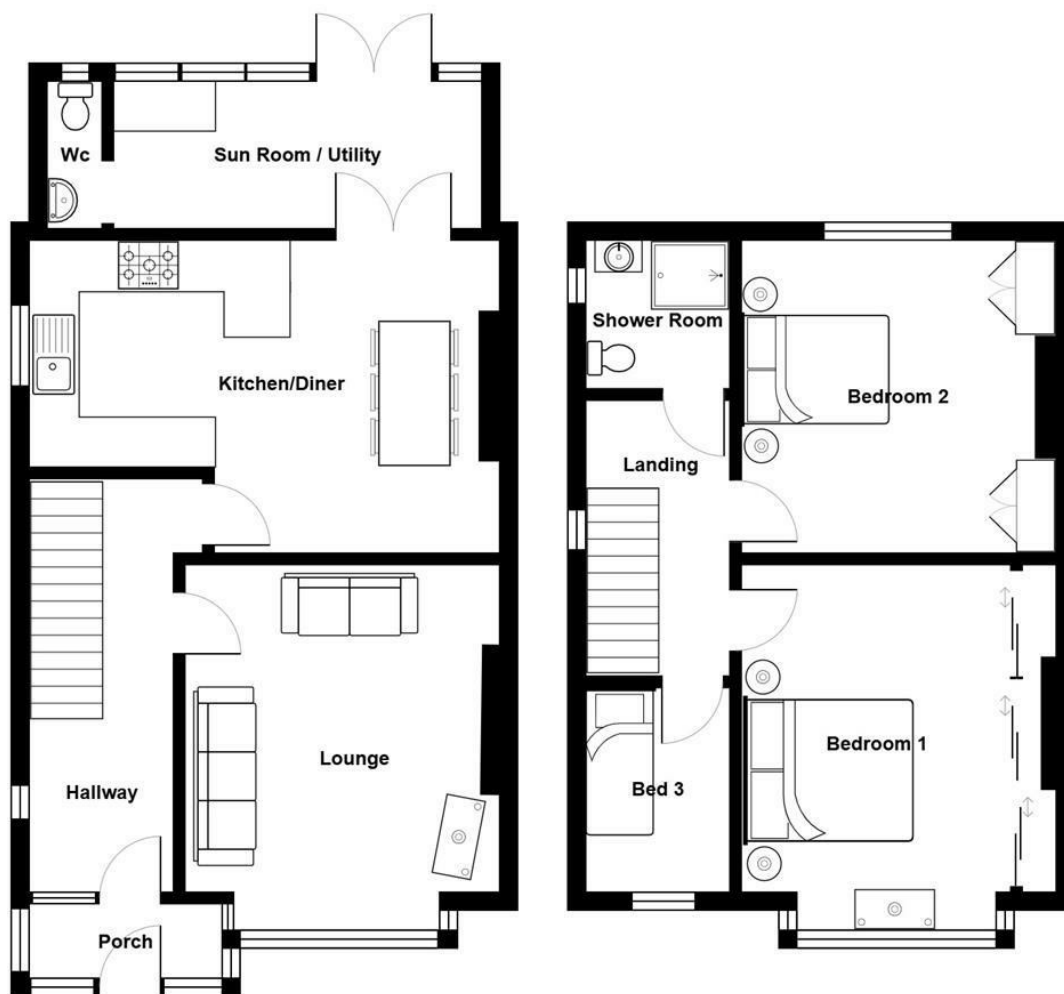
Garage/Workshop: 6.25m x 2.18m (20'6" x 7'1")

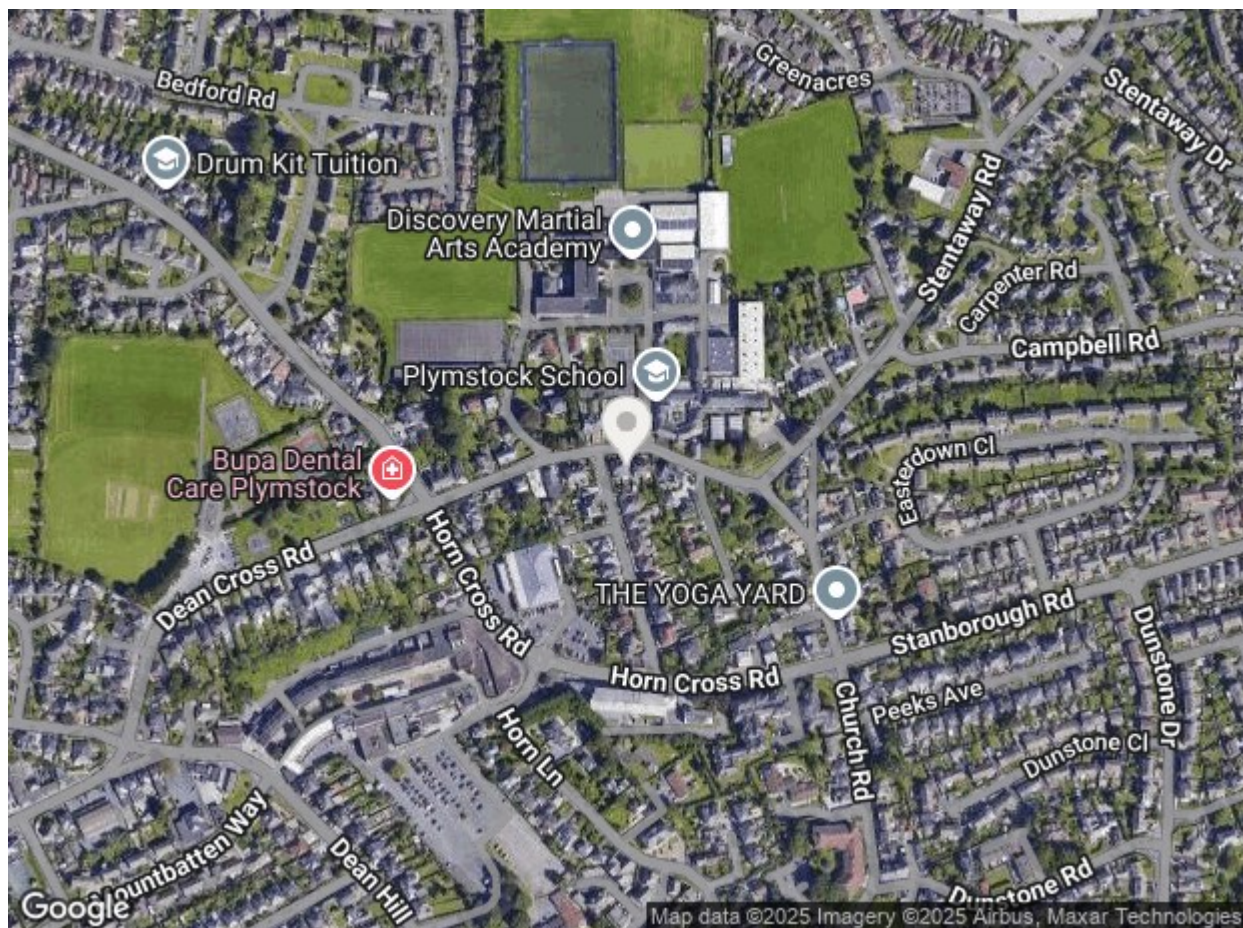
Older style narrow garage that has the doors currently boarded and has been used more as a workshop.

Material Information:

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

20 CHURCH ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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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