



9 CORNFIELD GARDENS

NEWNHAM DOWNS, PLYMOUTH, PL7 5LB

GUIDE: EO £300,000
FREEHOLD

Situated in a popular cul-de-sac in the Newnham Downs area of Plympton is this nicely presented three double bedroom (previously 4 bed) semi detached house which has been extended into the loft. Accommodation comprises lounge, kitchen/diner, conservatory, three double bedrooms a bathroom and further en-suite. Benefits including gas central heating, uPVC double glazing, driveway parking and a garage. An internal viewing is highly recommended.



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- Semi Detached House
- 3 Double Beds
(previously 4 Bed)
- Driveway & Garage
- Conservatory &
Cloakroom
- Enclosed Rear Garden
- Viewing Recommended
- Cul-De Sac Location
- Modern Kitchen



Entrance:

via uPVC double glazed door into:

Porch:

uPVC double glazed window to the front and opening into:

Hallway:

Stairs to first floor, door to lounge and further door to:

Cloakroom:

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

Lounge: 4.31m x 3.70m (14'1" x 12'1")

uPVC double glazed window to the front, feature fireplace and radiator. Opening into:

Kitchen/Diner: 4.74m x 3.00m (15'6" x 9'10")

uPVC double glazed window to the rear and sliding double doors through to conservatory. Wall and floor mounted matching high gloss units with square edge worktops and tiled splash backs. Bowl and a half drainer sink unit with mixer tap over and built in induction hob with extractor over and eye level double oven. Integrated fridge/freezer and dishwasher and space provided for washing machine.

Conservatory: 4.66m x 3.21m (15'3" x 10'6")

uPVC double glazed windows to the side and rear, uPVC double glazed door to the garden. Further part glazed door through to Garage.

First Floor Landing

Doors to upstairs rooms and door to 2nd floor and bedroom 3.

Bedroom 1: 4.11m to wardrobes x 2.75m (13'5" to wardrobes x 9'0")

(previously 2 bedrooms) Two uPVC double glazed window to the front, radiator and fitted wardrobes to one wall with hanging and shelving.

Bedroom 2: 2.97m x 2.95m (9'8" x 9'8")

uPVC double glazed box window to the front. Fitted wardrobes with hanging and shelving, radiator and door to:

En-Suite Shower Room:

uPVC obscure double glazed window to the rear. Shower cubicle with glazed screens and tiling to splash backs, low flush W.C and pedestal wash hand basin with tiled splash backs.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath with shower over, low flush W.C and pedestal wash hand basin. Tiling to splash back and shower areas and radiator.

Bedroom 3: 4.76m x 4.34m (15'7" x 14'2")

Four Velux style windows to the roof, door to storage cupboard and further doors to storage in the eaves.

Outside

To the front of the property is a path to the front door with a flower border and to the side is a driveway leading to a single garage. To the rear is a garden laid mainly to lawn with some flower borders with mature shrubs and bushes.

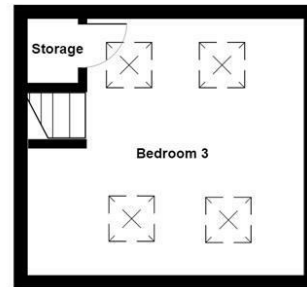
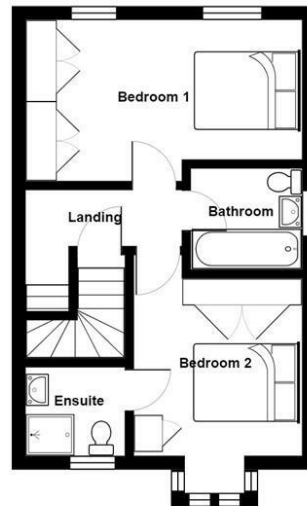
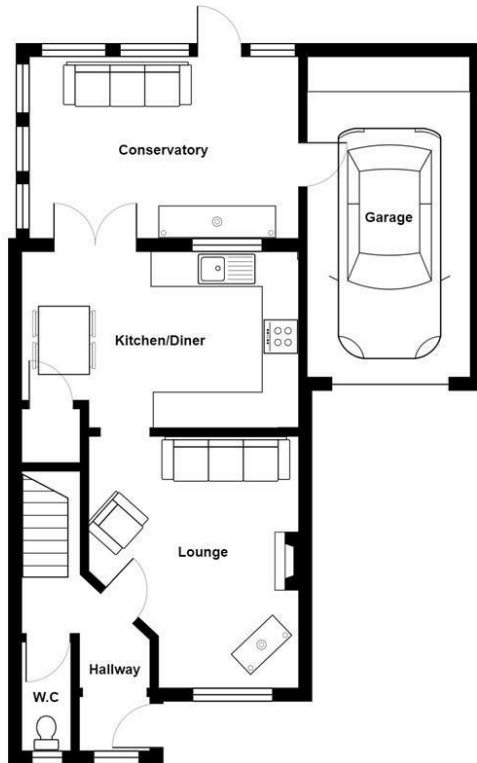
Garage: 5.48m 2.79m (17'11" 9'1")

Metal up and over door, power and lighting.

Material Information

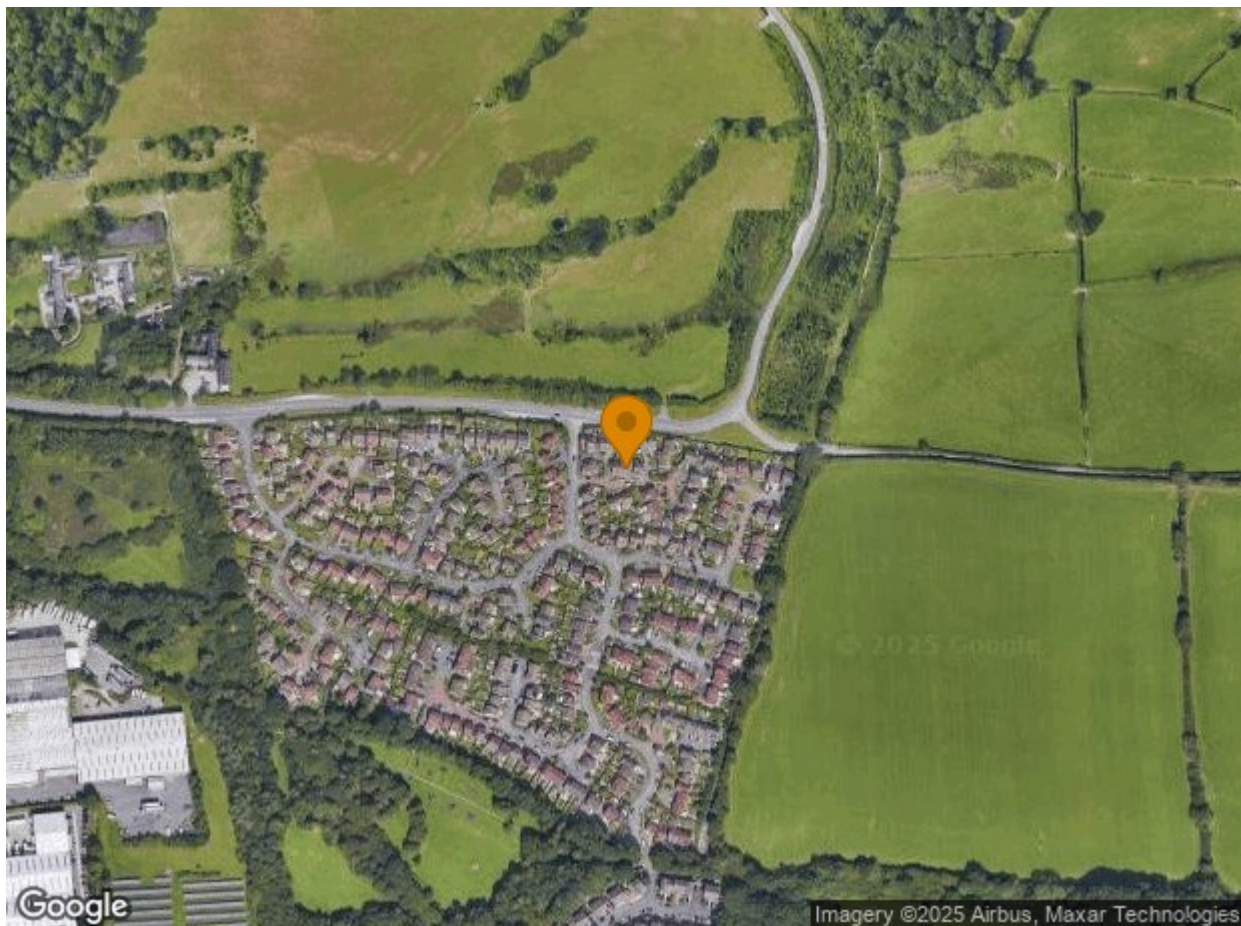
- * Council Tax Band - C Annual Cost £1969.00
- * Mains gas, electric, sewage and water, Gas Central Heating,
- * Parking - Driveway & Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Limited, Three-None, 02-Likely, Vodafone-Limited
- * Flood Risk - Surface Water - Very Low Rivers & Sea - Very Low
- * Construction - Standard

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Total Area: 127.1 m² ... 1368 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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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