



17 PINEWOOD CLOSE PLYMOUTH, PL7 2DW

OFFERS OVER : £300,000
FREEHOLD

Situated in a popular cul-de-sac and offered with no onward chain is this Triscott built semi detached property with driveway, garage, front and rear gardens. Accommodation comprises cloakroom, lounge diner, conservatory, kitchen, three bedrooms and a shower room. Rarely available an internal viewing is highly advised.

MOVING ON
estate agents
the property specialists

17 PINEWOOD CLOSE

- Triscott Built Semi
- Three Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Cul-De-Sac Location
- No Onward Chain



Entrance:

Via double glazed door into:

Hallway:

Doors to downstairs rooms, door to under stairs storage and stairs rising to first floor.

Cloakroom:

uPVC obscure double glazed window to the side, low flush W.C with wash hand basin and tiling to all walls.

Wall mounted heated electric towel rail.

Lounge/Diner: 6.81m x 3.61m (22'4" x 11'10")

uPVC double glazed window to the front and sliding door to the conservatory. Further glazed doors to hallway and kitchen. Feature fireplace and two electric wall mounted radiators.

Conservatory: 3.81m x 3.65m (12'5" x 11'11")

uPVC double glazed window and doors to the rear and wall mounted electric heater.

Kitchen: 2.90m x 2.70m (9'6" x 8'10")

uPVC double glazed window to the rear and uPVC double glazed door to the side. Wall and floor mounted matching units with roll edge worktops, matching upstands and tiling to splash back areas. Integrated dishwasher, fridge/freezer and fitted eye level double oven and electric hob with extractor over. Circular sink and drainer with mixer tap over.

First Floor Landing:

uPVC double glazed window to the side. Doors to upstairs rooms and access to loft space.

Bedroom 1: 3.71m x 3.40m (12'2" x 11'1")

uPVC double glazed window to the rear.

Bedroom 2: 3.05m x 3.01m (10'0" x 9'10")

uPVC double glazed window to the front, doors to storage cupboard housing water tank.

Bedroom 3: 2.92 x 2.7m (9'6" x 8'10")

uPVC double glazed window to the rear, fitted units to one wall.

Shower Room:

uPVC obscure double glazed window to the front.

Double shower cubicle with walk in glazed screen, low flush W.C and wash hand basin with cupboards under. Tiling to all walls and to shower area.

Outside:

To the front of the property is a stone chipped driveway offering parking and leading to the garage. Further to the front is a garden laid to lawn with some mature shrubs and bushes. To the rear is a patio area leading onto a stone chipped area with paths leading to a timber shed and greenhouse. Surrounding the paths are flower borders with mature shrubs and bushes.

Garage:

Metal up and over door with power and lighting.

Additional information:

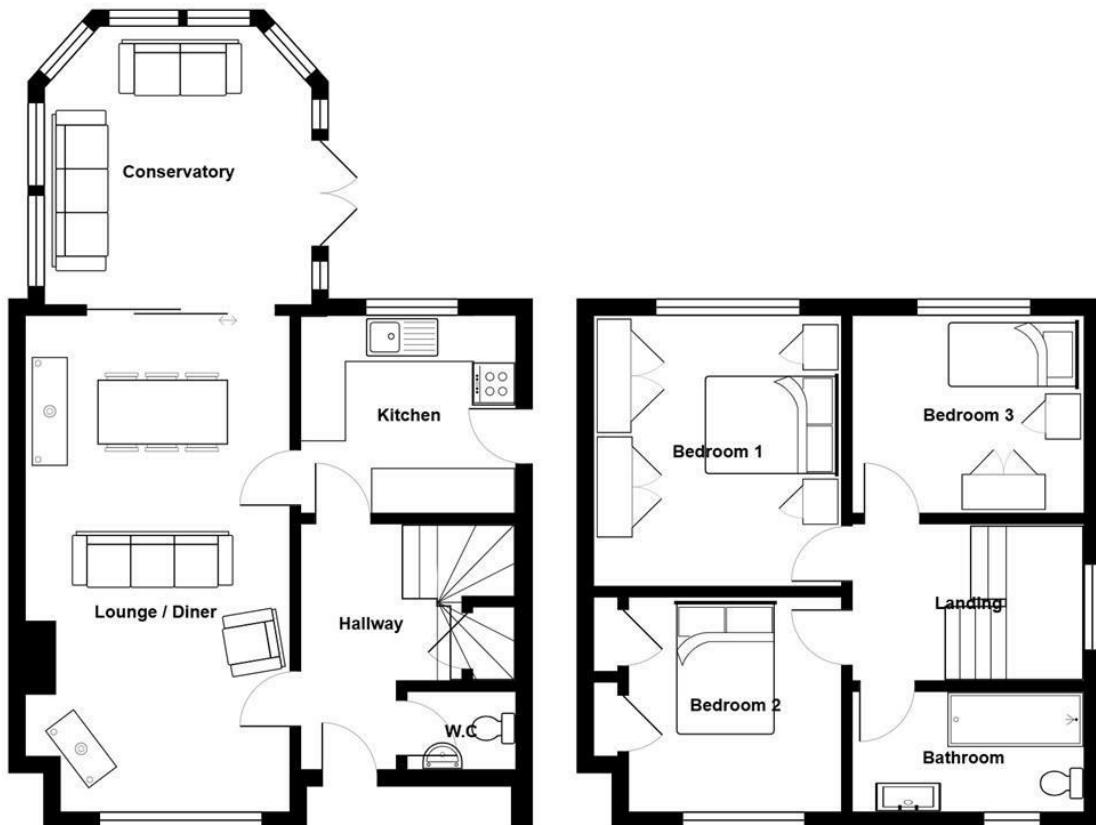
Construction - Standard (Triscott built)

Council Tax C - £2067.04

Parking - Driveway & Garage

Flood Risk - Very Low

17 PINWOOD CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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