



## 28 SCHOOL CLOSE

PLYMOUTH, PL7 4HP

**£299,950**  
**FREEHOLD**

Located in a cul-de-sac is this superbly presented 3 double bedroom property close to Boringdon Primary and the Hele School in Colebrook, Plympton. The house has additional accommodation comprising of lounge, dining room, kitchen, utility, shower room and bathroom and benefits from double glazing, central heating, an enclosed low maintenance rear garden and off road driveway parking for two vehicles.





# 28 SCHOOL CLOSE

- Cul-De Sac Location
- 3 Double Bedrooms
- Lounge, Dining Room, Conservatory
- Generous Kitchen, Utility Room
- Bathroom and Shower Room
- Gas Central Heating, Log Burner and uPVC Double Glazing
- Off Road Parking and Low Maintenance Garden



## Entrance:

Door leading into:

## Porch:

Double Glazed windows to side and front. Door through to:

## Hallway:

Stairs to first floor with cupboards below. Vertical radiator and doors off to:

## Kitchen: 4.1m x 2.58m (13'5" x 8'5")

Range of base and wall mounted shaker style units with square edge work surfaces over upstands and partial tiled splashbacks. Breakfast bar with lighting above, built in bowl and a half sink unit and integrated slimline dishwasher. Space for range cooker with extractor over. Inset ceiling lighting and window to the front.

## Dining Room: 3.96m x 2.56m (12'11" x 8'4")

(Irregular shaped room). Radiator and window to the front.

## Lounge: 4.52m x 3.43m (14'9" x 11'3")

Contemporary log burner with chrome flue, wall lighting, vertical radiators and French style wooden glazed doors through to

## Conservatory: 3.53m x 3.02m (11'6" x 9'10")

Double glazed conservatory with glazed roof and bi-fold doors to the rear. Radiator.

## Utility Room: 2.59m x 2.6m (8'5" x 8'6")

(Irregular shaped room). Work surfaces to two sides, base and wall units and ceramic sink. Space for fridge/freezer and plumbing for washing machine. Door to rear and door through to:

## Shower Room: 2.6m x 1.6m (8'6" x 5'2")

Shower cubicle, tiled with glazed door, low level wc, wash hand basin, chrome towel radiator and further tiled walls.

## Landing:

Doors off to:

## Bedroom 1: 6.65m x 3.27m (21'9" x 10'8")

(irregular shaped room narrowing to 1.82m). Windows to front and rear aspects and radiator.

## Bedroom 2: 3.89m x 2.67m (12'9" x 8'9")

(to wardrobe fronts). Range of wardrobes to one wall with sliding doors, radiator and window to the rear.

## Bedroom 3: 4.09m x 2.54m (13'5" x 8'3")

(To wardrobe fronts). Range of wardrobes to one wall with sliding doors, radiator and window to the front.

## Bathroom:

White suite comprising panelled bath with electric shower over and glazed screen. Wash hand basin and low level wc. Chrome towel radiator and window to the front.

## Outside:

To the front of the property is a block paved driveway providing parking for two vehicles. There is a small low maintenance garden area to the front of the kitchen window. To the rear of the property, there is a patio and gravelled area immediately outside the utility door. To the rear of the conservatory is a patio area with steps leading up to an area that has artificial grass and a shed. There is access to the rear service lane.

## Useful Information:

Council Tax - Band B - £1808.67 25/26

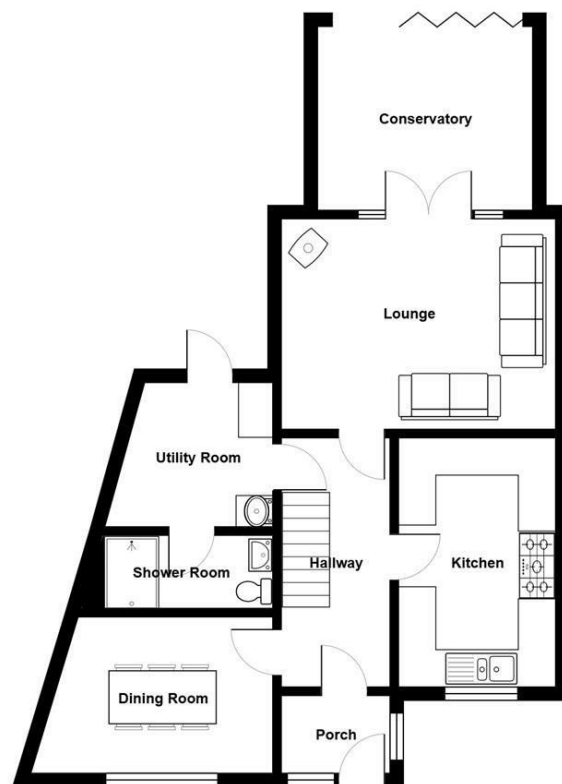
Flood Risk : Very Low

Construction : Block, Tiled Roof

Parking : Driveway Parking


Services : Mains Gas, Water, Electricity

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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