



Plymbridge

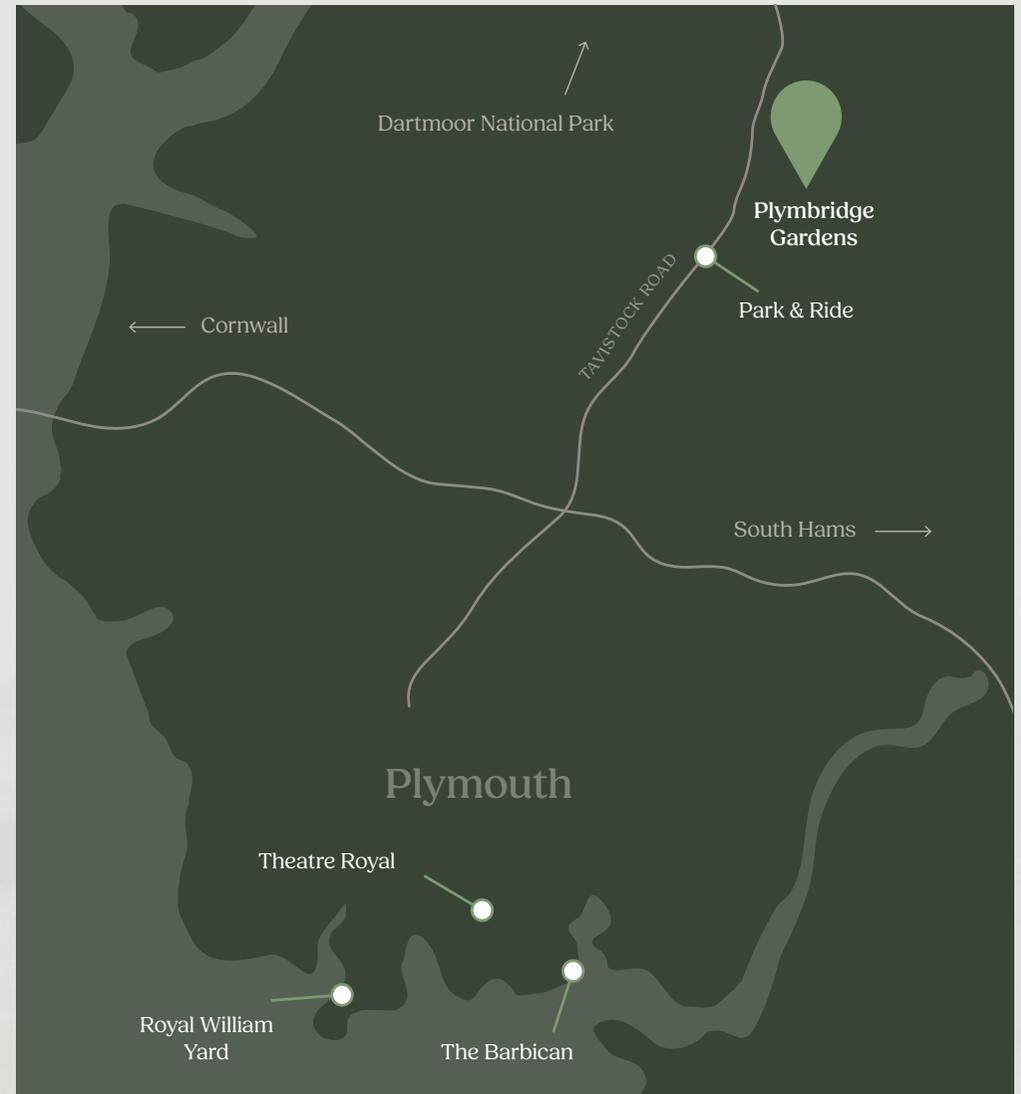
GARDENS



Plymbridge Gardens is a small development consisting of two pairs of contemporary, semi-detached homes. Each of the attractively presented energy efficient homes offers spacious, open plan living accommodation on the ground floor and good sized bedrooms and bathrooms on the subsequent floor/s. Wide aspect doors open onto enclosed gardens which, along with off road parking for two cars, sit on generous and sheltered plots.

Location

Glenholt is a popular residential area of Plymouth which benefits from good transport links including park and ride into Plymouth City Centre, onto Dartmoor National Park and beyond. Derriford and Nuffield hospitals are in proximity to the development, as well as well-regarded schools, restaurants, pubs and a large supermarket.

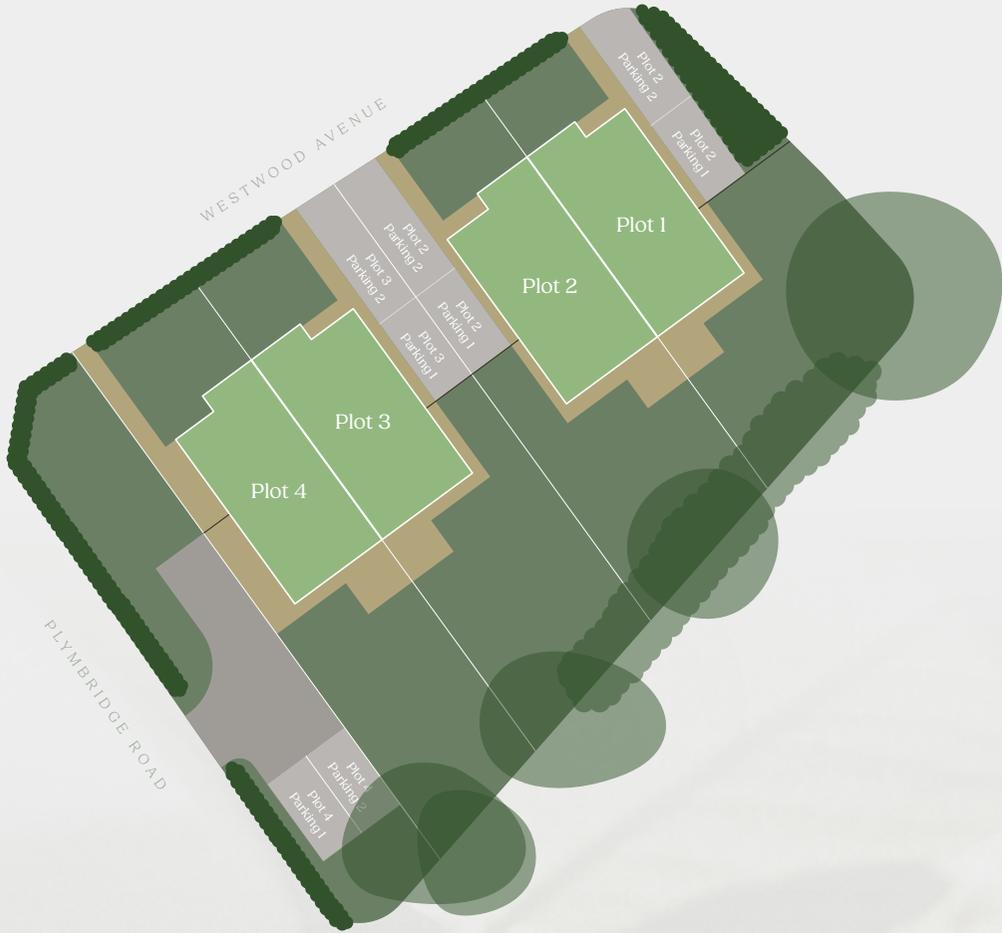


Spec

General Internal	Walls	Painted finish - Dulux Timeless Matt Emulsion
	Woodwork	Painted finish - Dulux White Satin
	Doors	Howdens Dordogne 5 vertical panel doors painted Matt grey with stainless steel hinges.
	Ironmongery	Denleigh LR292 polished and satin chrome handles on rose
Kitchen	Supplier	Howdens
	Style	Greenwich range - Gloss Front Kitchen
	Choice of Units	A selection of base and high-level units
	Worktop	Contemporary 22mm worktops with matching upstand.
	Splashback	Opaque black glass
	Appliances	<p>4 Beds - Built in Double Oven from Hotpoint or similar. Induction Hob. Extractor. Integrated Dishwasher. Space and Plumbing for Washing Machine.</p> <p>3 Beds - Built in Double Oven from Hotpoint or similar. Induction Hob. Extractor. Integrated Dishwasher. Space and Plumbing for Washing Machine.</p>
	Sink	Drayton SS 1.5 bowl sink with drainer
	Tap	Chrome Rienza mixer tap
Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent	
Bathroom	Manufacturers	Saneux & Vado or similar
	Washbasin	Vita basin with Vado Vala mono mixer tap
	Bath	Stetson White bath or similar
	Washbasin Tap	Vado Vala wall mounted Bath Shower Mixer
	WC	Matteo rimless BTW Pan with concealed cistern with Flushe 2.0 dual flush plate in chrome
	Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent
	Tiling	Full Height tiling to bath only and half height to basin area.

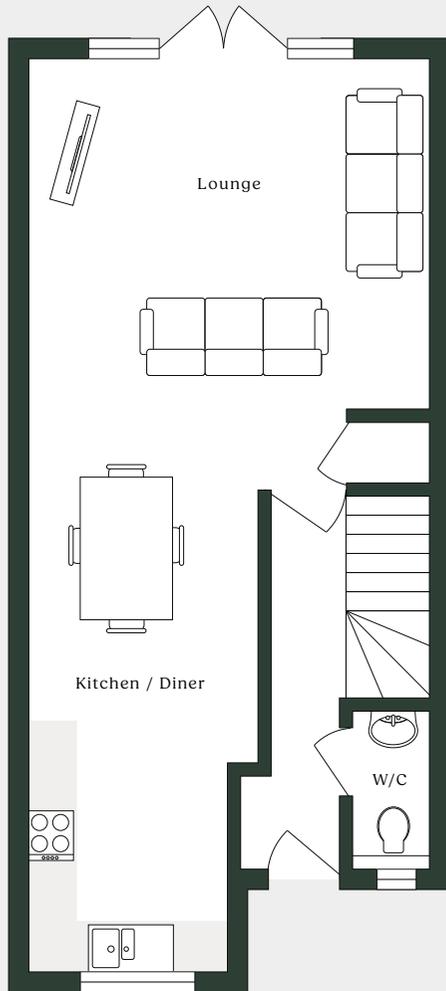
Ensuite	Manufacturer	Saneux & Vado or similar
	Washbasin	Vita basin with Vado Vala mono mixer tap
	Shower Cubicle	Merlyn Ionic I200 Sliding door. Vado Sirkel round shower column
	WC	Matteo rimless BTW Pan with concealed cistern with Flushe 2.0 dual flush plate in chrome
	Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent
	Tiling	Full Height tiling to shower area and half height to basin/wc area where located together.
Mechanical, technical and Electrical	Heating	Ideal Logic ESP1 35 combi-boiler with dual zone Halo wi-fi controls. Radiators - Stelrad Compact in Select White Finish fitted with thermostatic valves Towel rail - White or Chrome towel rails
	Lighting	Mains LED white down lighters to kitchen, bathrooms & en-suites. Standard pendant fittings with LED bulbs to all other rooms.
	Electrical Fittings	White moulded plastic with concealed screws. Shaver points in bathroom and ensuite
	Media	BT full-fibre broadband. Aerial loft wiring only. Media points in lounge and bedroom 1
Exterior	External Lighting	External light to front door and rear led floodlight.
	Exterior Doors	IG Grey Composite Front Door 'Secure By Design' MPL4 lock set and chrome door numbers.
	Windows	UPVC anthracite grey with push button chrome or white locking handles and stainless-steel hinges
	Gardens	Grey Riven paving slabs - front path & rear patio. Rear gardens topsoiled. Rear tap
	Private Driveway	Block paved driveway

Site Map

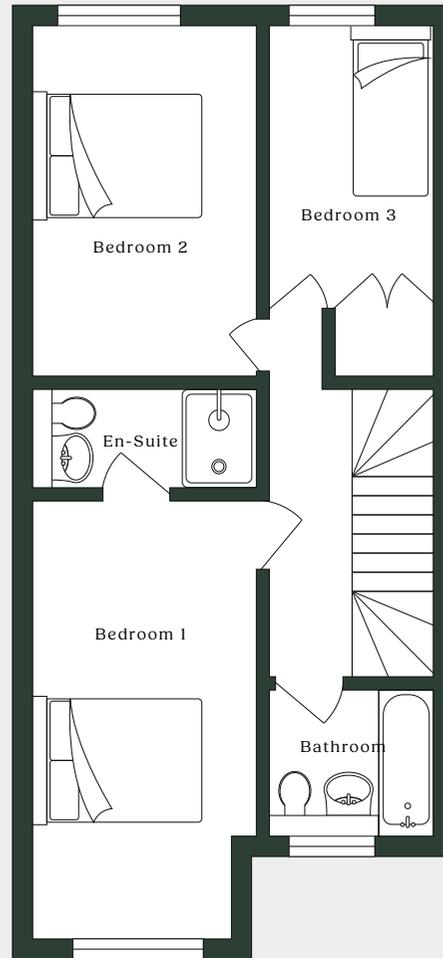


Plots 1-3

Ground Floor



First Floor



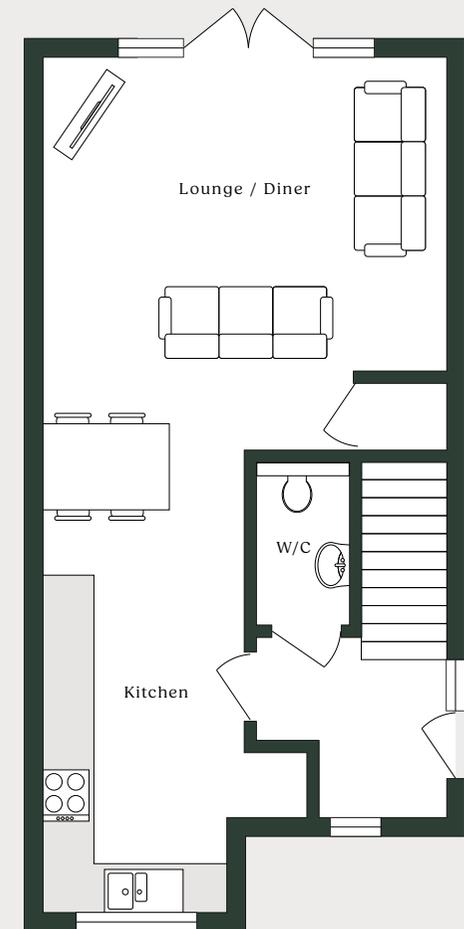
Dimensions

Lounge	4.85m x 4.9m
Kitchen Diner	2.8m x 6m
Hall	1m x 4.3m
WC	1m x 2m
Bedroom 1	2.65m x 4.5m
Ensuite	2.55m x 1.2m
Bedroom 2	2.55m x 4.25m
Bedroom 3	2.2m x 4m
Bathroom	2.1m x 1.9m

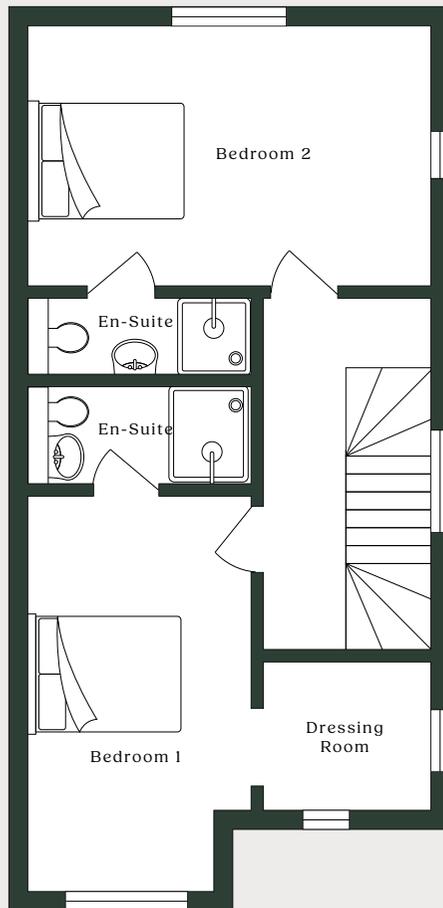


Plot 4

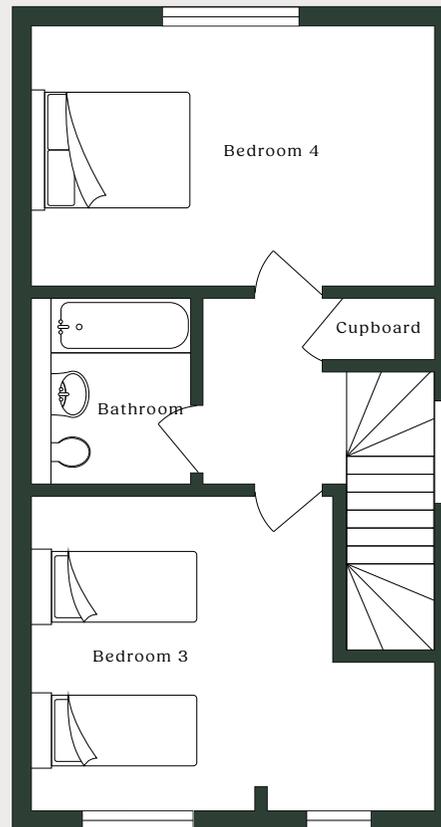
Ground Floor



First Floor



Second Floor



Dimensions

Lounge	4.8m x 4.1m
Kitchen Diner	2.4m x 6m
Hall	2.2m x 2.3m
WC	1.15m x 1.8m
Bedroom 1	2.75m x 3.85m
Dressing Room	2m x 1.9m
Ensuite	2.75m x 1.2m
Bedroom 2	4.8m x 3.1m
Ensuite	2.75m x 0.9m
Bedroom 3	4.75m x 3.7m
Bedroom 4	4.8m x 3.1m
Bathroom	1.7m x 2.3m



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Disclaimer: Floor plans: Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

