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25 BLAKENEY ROAD, PLYMOUTH, PL9 7GB

PRICE GUIDE £365,000





A contemporary detached house with south west facing garden and conveniently and quietly positioned for the city centre, the local beaches/waterfront and the unspoilt landscape of the Dartmoor National Park. About 1008 sq ft, 19' Sitting Room, 19' Kitchen/Dining Room, 3 Double Bedrooms (1 Ensuite), Family Bathroom, Driveway Parking, Large Garage, Enclosed Garden.

CITY CENTRE 2 MILES, PLYMOUTH WATERFRONT 2 MILES, EXETER 45 MILES, WEMBURY BEACH 6 MILES, DARTMOOR NATIONAL PARK 9 MILES

#### LOCATION

Blakeney Road is an established residential setting at the end of the cul-de-sac and therefore virtually traffic free with convenient access to the City Centre and the A38, perfectly positioned for commuting and enjoying the City amenities. In addition the Morley Meadow Primary School (Ofsted - Good) is within a short walk.

Plymouth has a long and historic waterfront with the Hoe and Barbican districts boasting fascinating views over Plymouth Sound together with notable boutiques and dining establishments. Plymouth has a mainline railway station (Plymouth to London Paddington 3 hours) and a ferry port with services to France and Northern Spain. International flights are available from Newquay (46 miles) and Exeter (46 miles). Plymouth also has a number of marinas and the wide expanse of Dartmoor together with the beaches of South Devon and South East Cornwall all within easy reach.



## DESCRIPTION

25 Blakeney Road comprises a detached contemporary house, only six years old and situated on a generous corner plot with a sunny south west aspect. The property has been well maintained and is available on the open market for the first time since new. The house has handsome stone elevations, mains gas central heating and full double glazing with an energy rating of B.

The accommodation is generously proportioned and well suited to family living with a thoughtfully laid out floorplan. The house extends to about 1008 sq ft and briefly comprises as follows - GROUND FLOOR - Canopy and door to - Reception Hall with staircase off - 19' Kitchen/Dining Room with a dual aspect and well laid out for cooking and entertaining - 19' Sitting Room again with a dual aspect and French doors to the enclosed rear garden - Laundry Room with Cloakroom/WC off - FIRST FLOOR - 19' Principal Bedroom, dual aspect and with Dressing Area and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Family Bathroom.

## OUTSIDE

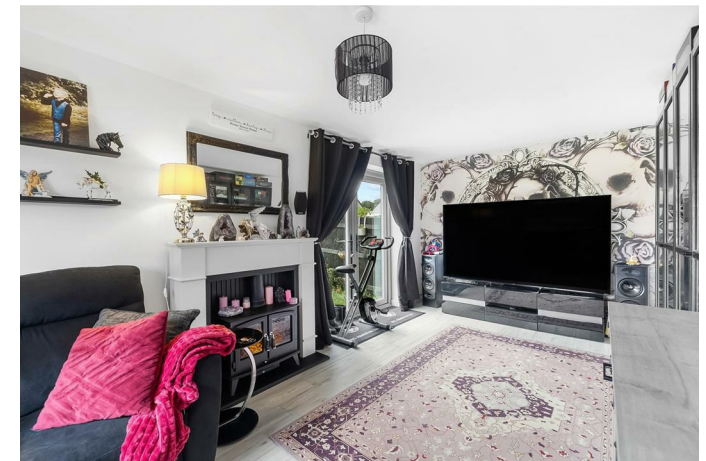
The property occupies a generous corner plot with gardens to the front and rear. The rear garden has a fabulous south and west aspect providing a sunny and secure environment, laid to lawn and with a pedestrian gate to the driveway parking for at least one car which in turn leads to the detached garage measuring 19'5" x 9'10".

EPC RATING - B, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.  
Mobile Coverage - Indoor - likely, Outdoor - likely,  
Broadband - Ultrafast available.

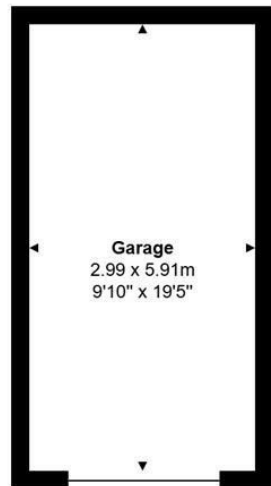
## DIRECTIONS

Using Sat Nav - Postcode PL9 7GB

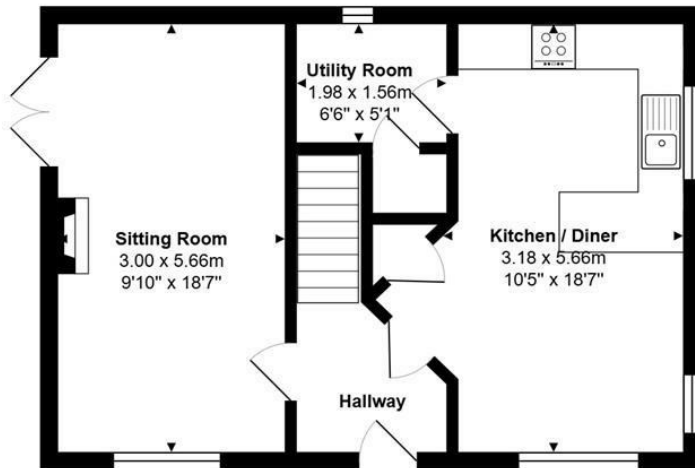




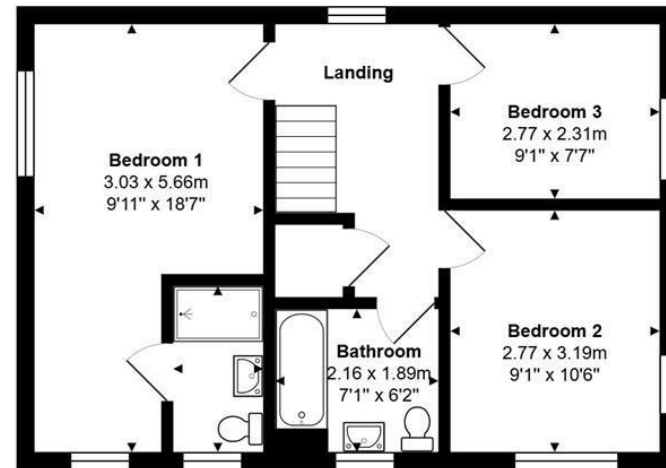




**Garage**



**Ground Floor**



**First Floor**

Total Approximate Area - 93.7 m<sup>2</sup> ... 1008 ft<sup>2</sup> (excluding garage)

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



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These particulars should not be relied upon.