



36 Longcause

Plympton, Plymouth, PL7 1JB

Offers Over £450,000



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LONGCAUSE, PLYMPTON, PLYMOUTH PL7 1JB

ACCOMMODATION

Composite front door, with leaded-light window and obscured double-glazed panel, opening into the entrance porch.

ENTRANCE PORCH

4'11" x 2'4" (1.5 x 0.73)

Wood-effect laminate flooring. Obscured uPVC double-glazed windows to both side elevations. Door opening into the entrance hall.

ENTRANCE HALL

14'10" x 3'0" (4.53 x 0.92)

Doors leading to bedrooms three and four and the bathroom. Open plan access into the inner hall.

BEDROOM FOUR

8'11" x 7'9" max (2.73 x 2.38 max)

uPVC double-glazed window to the front. Shelved cupboard with hanging rail. Built-in wardrobe.

BATHROOM

8'11" x 6'7" (2.74 x 2.02)

Fitted with an attractive matching suite comprising panel bath with electric Triton shower over, vanity-style wash handbasin with storage below and roll-edged worktop and close-coupled wc with concealed cistern. Fitted storage cupboards. Partly-tiled walls. Fitted mirror. Chrome heated towel rail. Obscured uPVC double-glazed window to the side. Vinyl flooring.

BEDROOM THREE

12'3" x 9'3" (3.74 x 2.82)

Range of fitted wardrobes with hanging rail and shelving. uPVC double-glazed window to the rear overlooking the garden.

INNER HALL

24'0" x 3'2" (7.33 x 0.98)

Access hatch with pull-down ladder to boarded, insulated loft space with lighting. Doors leading to bedrooms one and two, the dining room and the second inner hallway.

BEDROOM TWO

12'1" x 10'1" max (3.69 x 3.08 max)

uPVC double-glazed window to the front.

BEDROOM ONE

10'11" x 10'3" (3.34 x 3.14)

Fitted wardrobes to both chimney breast recesses. uPVC double-glazed window to the rear overlooking the garden.

DINING ROOM

12'2" x 10'1" max (3.72 x 3.09 max)

uPVC double-glazed window to the front. Feature chimney breast. Door opening into the second inner hallway.

LOUNGE

19'10" x 12'2" max (6.07 x 3.73 max)

Feature fireplace inset wood-burner set onto a slate hearth, surround and wooden mantel. uPVC double-glazed window to the side. uPVC double-glazed sliding door opening onto an area of decking. Door opening into the breakfast room.

SECOND INNER HALLWAY

5'6" x 3'2" (1.7 x 0.98)

Doors leading to the utility, shower room and kitchen.

SHOWER ROOM

6'11" x 5'8" (2.12 x 1.74)

Fitted with a matching suite comprising a corner shower cubicle, vanity-style wash handbasin with storage beneath and close-coupled wc with concealed cistern. Chrome heated towel rail. Obscured uPVC double-glazed window to the front. Partly-tiled walls. Tiled floor.

UTILITY

4'11" x 4'1" (1.52 x 1.25)

Roll-edged laminate work surface with space beneath for a washing machine. Space for an upright fridge/freezer. uPVC double-glazed window to the side. Single-glazed wooden window looking into the kitchen.

KITCHEN

11'5" x 7'8" (3.48 x 2.36)

Fitted with a range of matching base and wall-mounted units incorporating square-edged work surfaces with inset 5-ring gas hob and extractor hood over, stainless-steel sink unit and mixer tap with mosaic tiled splash-back. Integrated double oven and dishwasher. Integrated fridge and freezer. Grey wood-effect laminate flooring. uPVC double-glazed window to the side. Wall-mounted Vokera boiler. Open plan access into the breakfast room.

BREAKFAST ROOM

8'7" x 8'5" (2.62 x 2.59)

Sliding uPVC double-glazed door opening onto the decking in the rear garden. Ample space for a dining table. Continuation of the grey wood-effect laminate flooring.

OUTSIDE

The property is approached via a concrete driveway providing off-road parking for up to 4 vehicles, bordered on one side by a section of lawn with inset circular flowerbeds. To the front of the property there is a raised flowerbed with inset shrubs and plants. Bin storage area with a further paved path running alongside the property towards the rear garden. To the rear the garden is south-facing and enclosed, mainly laid to lawn over 2 terraces with raised flowerbed and shrub borders and large decked seating area overlooking one of the lawns. A paved path bisects the garden and leads down to a second decked area to the front of a summer house and a further garden shed to one corner. Space for a greenhouse.

GARAGE ONE

18'1" x 10'9" (5.52 x 3.3)

Electric up-&-over door to the front. uPVC double-glazed window to the side. uPVC double-glazed door opening to the side.

GARAGE TWO

18'8" x 10'0" (5.69 x 3.07)

Electric up-&-over door to the front.

WORKSHOP

9'7" x 6'7" (2.94 x 2.02)

Situated to the side of the property. Purpose built with a wooden door and glazed panels opening into the wood store. Single-glazed window to the front. Power and light.

WOOD STORE

9'10" x 6'7" (3.0 x 2.01)

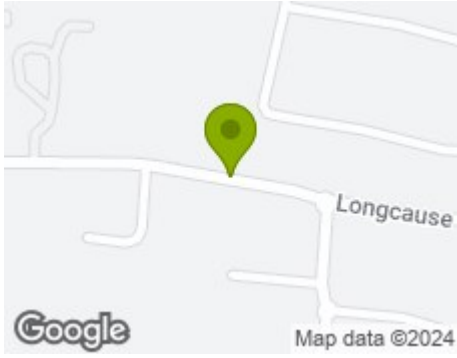
Wooden door to the front. Perspex window to the front.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D



Road Map



Hybrid Map

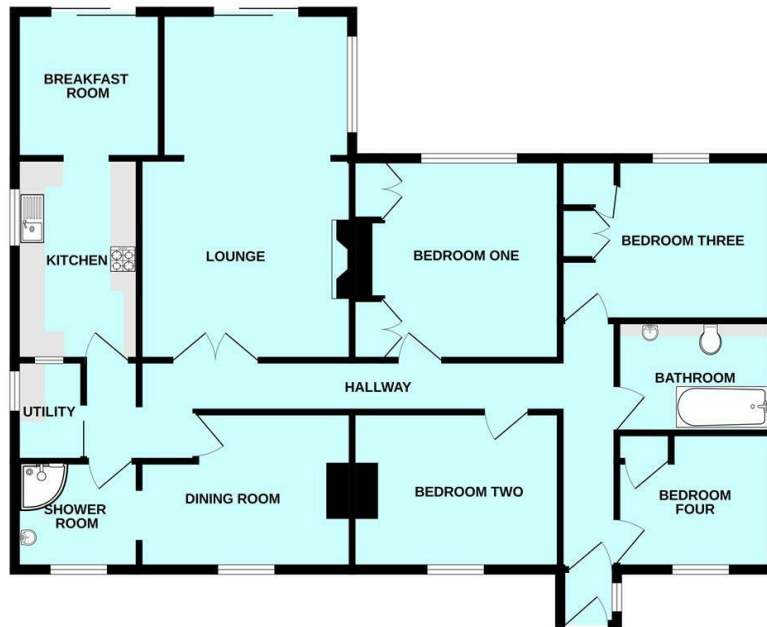


Terrain Map



Floor Plan

GROUND FLOOR

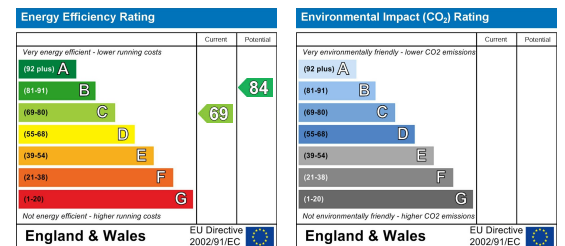


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Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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