



10 Merafield Farm Cottages

Plympton, Plymouth, PL7 1UJ

£280,000



Charming character property, nestled in a converted farm development, with accommodation briefly comprising an entrance hall, lounge/diner, kitchen, 2 bedrooms & shower room. There are gardens to the front & rear & a car port providing off-road parking. The property is in close proximity to Hardwick Woods & Saltram National Trust, local shops & bus routes.



MERAFIELD FARM COTTAGES, PLYMPTON, PLYMOUTH PL7 1U

ACCOMMODATION

Composite front door with double-glazed inset opening into the entrance hall.

ENTRANCE HALL 10'9" x 6'8" (3.29 x 2.05)

Doors opening to the lounge/diner and the kitchen. Double storage cupboard. Stairs ascending to the first floor landing with storage area beneath.

KITCHEN 10'8" x 9'0" (3.27 x 2.75)

Fitted with a range of matching base and wall-mounted units incorporating square-edged solid oak work surface with inset 4-ring gas hob and extractor over, one-&-a-half bowl ceramic sink with mixer tap. Integrated oven and grill. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. uPVC double-glazed wood-effect window to the front elevation.

LOUNGE 14'1" x 10'7" (4.31 x 3.24)

uPVC double-glazed wood-effect sliding door opening into the conservatory. Fireplace with inset electric fire, stone hearth, surround and mantel.

DINING AREA 7'10" x 5'7" (2.40 x 1.72)

uPVC double-glazed wood-effect door opening to the rear garden.

CONSERVATORY 9'5" x 5'11" (2.89 x 1.82)

Part-brick conservatory with power, constructed beneath a PVC roof with foam insulation, uPVC double-glazed windows to the side and rear and a uPVC double-glazed sliding patio door opening to the side. Electric radiator.

FIRST FLOOR LANDING 10'5" x 4'3" (3.20 x 1.31)

Doors providing access to the first floor accommodation. Double storage cupboard housing the boiler.

BEDROOM ONE 11'10" x 9'9" (3.62 x 2.99)

Range of fitted wardrobes. Stairs ascending to the loft room. uPVC double-glazed wood-effect windows to the front elevation.

BEDROOM TWO 10'6" x 9'6" (3.21 x 2.91)

Fitted wardrobes. uPVC double-glazed wood-effect window to the rear elevation.

SHOWER ROOM 7'10" x 5'3" (2.41 x 1.62)

Fitted with a matching suite comprising double corner shower cubicle with mains-fed shower, vanity-style wash handbasin with storage beneath and close-coupled wc. Heated towel rail. Obscured uPVC double-glazed wood-effect window to the rear elevation.

LOFT ROOM 16'1" x 9'3" (4.92 x 2.84)

Currently being used as a craft and office room with 2 Velux roof windows. Power and lighting. Plumbed with a radiator. Eaves storage.

OUTSIDE

To the front, a few steps ascend to an attractive paved area, in turn leading to the front door. To the rear, the garden is laid to tiers, all bordered by mature shrubs, flowers and pot plants, enclosed by feather-edged fencing. The first level is mainly laid to stone chippings and features a patio area. The second level is also laid to stone chippings with a greenhouse and a raised deck on the top tier, housing a shed. To the rear a gate provides access to Grantham Close and there is an adjoining car port providing parking for 1 to 2 vehicles.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: C

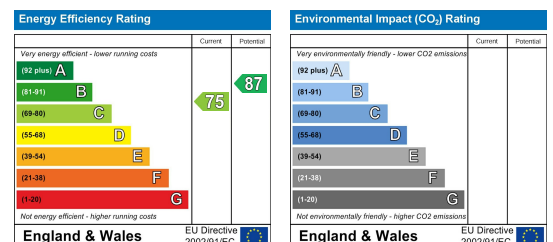
Area Map



Floor Plans



Energy Efficiency Graph



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