



## 11 Chelmer Close

Plympton, Plymouth, PL7 2YE

£235,000



Modern end-terraced property, presented to a high standard, with accommodation briefly comprising an entrance porch, lounge, contemporary kitchen/dining room, 2 bedrooms & bathroom. There is a lovely, private, enclosed westerly garden to the rear together with a drive & garage to the side. Double-glazing & gas central heating.



## CHELMER CLOSE, PLYMPTON, PL7 2YE

### ACCOMMODATION

uPVC part double-glazed entrance door leading into the entrance porch.

### ENTRANCE PORCH

Obscured double-glazed side panel. Cupboard concealing the gas meter and consumer unit. Glazed inner door leading into the lounge.

### LOUNGE 13'5" x 12'2" (4.11 x 3.71)

Double-glazed window to the front elevation. Turning staircase rising to the first floor accommodation. Doorway leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 12'1" x 10'3" incl kitchen units (3.70 x 3.14 incl kitchen units)

Series of matching contemporary-style high gloss eye-level and base units with work surfaces and matching up-stands. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric induction hob and built-in extractor. Adjacent electric double oven. Space and plumbing for washing machine. Space for fridge-freezer. Integrated dishwasher. Cupboard concealing the gas boiler. Vertical radiator. Double-glazed window and door providing access and an outlook onto the garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Double-glazed window to the side elevation.

### BEDROOM ONE 12'1" x 10'0" (3.70 x 3.06)

Double-glazed window to the front elevation.

### BEDROOM TWO 10'4" x 6'11" (3.15 x 2.12)

Built-in wardrobe. Double-glazed window to the rear elevation.

### BATHROOM 7'3" x 4'9" (2.23 x 1.47)

White suite comprising a panel bath with twin hand-grips, mixer tap, spray attachment and a shower unit over, low level wc and pedestal wash basin with mixer tap. Heated towel rail/radiator. Obscured double-glazed window to the rear elevation.

### GARAGE

Up-&-over door to the front elevation. Courtesy door to the rear.

### OUTSIDE

To the front of the property, a pathway leads to the front entrance with an level lawn laid adjacent. A driveway leads to the single garage. The garden to the rear is laid out on two distinct levels. From the back door steps lead down to a lawned section and a raised bed. A sandstone pathway leads to steps leading down to a further area of garden. This area provides a very private sitting area. There is a further planted bed and further steps leading down to a gate providing access to the garage. The garden is enclosed by timber fencing and block-walling and offers a westerly aspect.

### COUNCIL TAX

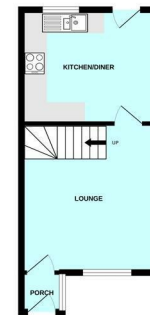
Plymouth City Council  
Council tax band B

## Area Map

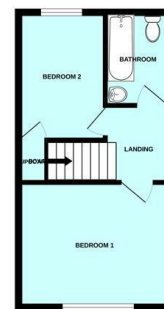


## Floor Plans

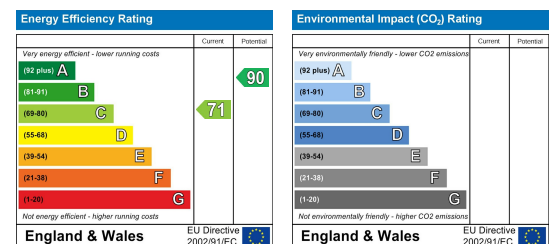
GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Graph



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