



17 St. Maurice View

Plympton, Plymouth, PL7 1FQ

£340,000



Detached property, situated in a very popular location, with accommodation comprising lounge, dining room, kitchen & separate utility together with a conservatory, 3 bedrooms & family bathroom. Gardens to the front & rear. Garage & driveway. No onward chain. Whilst requiring modernisation the property has been well looked after by the previous owners.



ST MAURICE VIEW, PLYMPTON, PLYMOUTH PL7 1FQ

ACCOMMODATION

uPVC double-glazed door, with obscured inset glass panel, opening into the entrance hall.

ENTRANCE HALL

Stairs ascending to the first floor landing. Doors opening to the lounge and downstairs wc.

DOWNSTAIRS WC

Obscured leadlight uPVC double-glazed window to the front elevation. Low-level wc and corner wash handbasin with a mixer tap and tiled splash-back. Wall-mounted consumer unit.

LOUNGE 15'8" x 15'10" (4.780 x 4.845)

uPVC leadlight double-glazed windows to the front elevation. Stone feature fireplace with a gas inset fire. Door opening into the dining room.

DINING ROOM 11'6" x 7'4" (3.508 x 2.242)

uPVC leadlight double-doors opening into the conservatory. Wooden door opening into the kitchen.

KITCHEN 11'6" x 7'9" (3.511 x 2.374)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surface and 4-ring Hotpoint gas hob with a cooker hood over, one-&-half bowl composite sink. Integrated Hotpoint oven and grill. Integrated fridge. uPVC leadlight window to the rear elevation overlooking the conservatory. Wooden door, with inset glass panel, opening into the utility room.

UTILITY ROOM 11'4" x 7'2" (3.468 x 2.203)

Space and plumbing for a washing machine and tumble dryer. Wall-mounted Baxi boiler. Built-in storage cupboard housing an electricity point. Access to a secondary loft void. uPVC double-glazed leadlit door opening to the rear garden. Wooden door opening into the garage.

CONSERVATORY 8'9" x 15'6" (2.670 x 4.744)

Constructed beneath a polycarbonate roof with uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed doors opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft access hatch.

BEDROOM ONE 13'9" x 10'7" (4.196 x 3.239)

2 uPVC double-glazed leadlight windows to the front elevation. Range of built-in wardrobes with cupboards. Above-stairs storage cupboard.

BEDROOM TWO 11'3" x 8'11" (3.435 x 2.719)

uPVC leadlight double-glazed window to the rear elevation. Range of built-in wardrobes with matching bedside tables.

BEDROOM THREE 8'3" x 6'5" (2.540 x 1.981)

uPVC leadlight double-glazed window to the rear overlooking the garden. Built-in wardrobe and matching built-in bedside table.

BATHROOM 8'10" x 6'1" (2.711 x 1.858)

Fitted with a suite comprising panel bath with an electric Mira shower and glass shower screen, pedestal wash handbasin with mixer tap and low-level wc. Obscured uPVC double-glazed leadlight window to the side elevation. Built-in storage cupboard housing the immersion heater. Fully-tiled walls.

GARAGE

Electric roller door. Power and electricity.

OUTSIDE

The property is approached via a block-paved driveway leading to the garage and the front door, bordered by a small area of lawn, mature plants and shrubs. Pedestrian side gate leading to the rear garden. The rear garden is enclosed by featherboard fencing and includes a small patio area with the rest laid to lawn with mature borders of plants and shrubs. Greenhouse. Outside water tap.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D

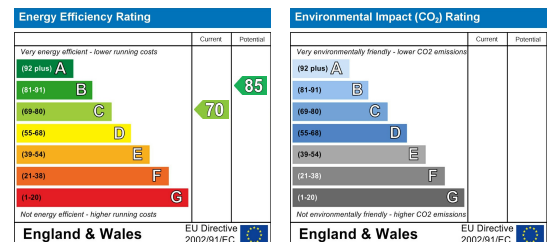
Area Map



Floor Plans



Energy Efficiency Graph



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