



## 9 Potters Way

Plympton, Plymouth, PL7 1QP

£210,000



End-terraced property, in need of modernisation, being offered with no onward chain. Situated within walking distance of the Ridgeway the house has double glazing & gas central heating, with the current accommodation comprising a kitchen/diner, lounge & downstairs wc whilst upstairs there are 3 bedrooms & a bathroom. There are gardens to the side & rear with an allocated parking space.



## POTTERS WAY, PLYMPTON, PLYMOUTH PL7 1QP

### ACCOMMODATION

Wooden door with inset obscured glass panel opening into the entrance hall.

### ENTRANCE HALL

Stairs ascending to the first floor landing. Doors providing access to the ground floor accommodation.

### DOWNSTAIRS WC 4'9" x 10'6" (1.469 x 3.207)

Fitted with a close-coupled wc and corner wash handbasin with a tiled splash-back. Obscured uPVC double-glazed window to the front elevation. Consumer unit and security alarm panel.

### KITCHEN/DINER 9'4" x 13'4" (2.847 x 4.078)

Range of matching base and wall-mounted units incorporating laminate roll-top work surfaces, one-&-a-half bowl sink unit and an integrated 4-ring gas hob with cooker hood over and tiled splash-backs. Space and plumbing for a washing machine. Space for a free-standing fridge/freezer. Integrated oven. Wall-mounted Ideal Logic combi-boiler. 2 uPVC double-glazed windows to the side elevation.

### LOUNGE 15'11" x 10'6" (4.855 x 3.207)

Large under-stairs storage cupboard. uPVC double-glazed window to the rear elevation. Aluminium-framed double-glazed, sliding doors opening to the side elevation.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch to insulated loft void. Door to airing cupboard providing ample storage.

### BEDROOM ONE 11'11" x 9'2" (3.643 x 2.806)

Double doors opening to the built-in wardrobes. uPVC double-glazed window to the side elevation.

### BEDROOM TWO 9'3" x 9'9" (2.822 x 2.995)

Double doors opening to the built-in wardrobes. uPVC double-glazed window to the side elevation.

### BEDROOM THREE 8'9" x 6'3" (2.671 x 1.927)

uPVC double-glazed window to the rear elevation.

### BATHROOM 5'7" x 6'3" (1.714 x 1.922)

Panelled bath with a Triton electric shower over, pedestal wash handbasin and a low-level wc. Obscured uPVC double-glazed window to the front elevation. Partly-tiled walls. Extractor fan.

### OUTSIDE

The property is approached via a pathway leading to the front door with a fenced gate providing access to the gardens. The rear gardens are designed for ease-of-maintenance and laid to areas of stone chippings with mature plant and shrub borders. Rear pedestrian access gate.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: C

Mains electricity and gas  
Mains water and sewer

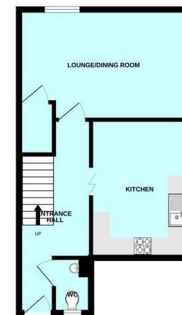
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## Area Map



## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

