



18 Ashwood Park Road

Plympton, Plymouth, PL7 2WA

£310,000



Semi-detached family home, immaculately presented throughout, with accommodation briefly comprising an entrance hall, lounge, kitchen/diner & utility/downstairs shower room together with integral garage storage space whilst upstairs there are 3 bedrooms & a family bathroom. The property has gardens to the front & rear & benefits from a driveway.



ASHWOOD PARK ROAD, PLYMPTON, PLYMOUTH PL7 2WA

ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 7'11" x 4'7" (2.42 x 1.42)

Door opening to the lounge. Stairs ascending to the first floor landing.

LOUNGE 14'7" x 11'6" (4.46 x 3.51)

Door leading to the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 14'9" x 10'2" (4.51 x 3.12)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktops with inset 4-burner gas hob and stainless-steel extractor over, stainless-steel sink unit with mixer tap. Spaces for fridge/freezer, dishwasher and an additional fridge or freezer. Integrated oven and grill. Under-stairs storage cupboard. Door opening to the utility/shower room. uPVC double-glazed patio doors opening to the garden. uPVC double-glazed window to the rear elevation. The boiler is housed within one of the cupboards.

SHOWER/UTILITY 8'3" x 8'2" (2.54 x 2.49)

Fitted with a suite comprising a large corner shower unit, vanity-style wash handbasin with mixer tap storage beneath and concealed cistern wc. Space and plumbing for washing machine and tumble dryer. uPVC double-glazed window to the rear elevation. Door opening into the integral garage.

FIRST FLOOR LANDING 8'10" x 6'0" (2.71 x 1.84)

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down access hatch with ladder to boarded, insulated loft with power and lighting.

BEDROOM ONE 13'9" x 8'3" (4.20 x 2.52)

uPVC double-glazed window to the front elevation. Built-in wardrobes.

BEDROOM TWO 9'3" x 8'1" (2.84 x 2.47)

uPVC double-glazed window to the rear elevation. Built-in wardrobe.

BEDROOM THREE 9'0" x 6'4" (2.76 x 1.95)

uPVC double-glazed window to the front elevation. Built-in wardrobe.

BATHROOM 6'5" x 5'8" (1.98 x 1.74)

Fitted with a white suite comprising panelled bath with an electric shower over, mixer tap and shower attachment, wash handbasin inset into storage unit with mixer tap and close-coupled wc. Chrome heated towel rail. Extraction fan. Obscured uPVC double-glazed window to the rear elevation

OUTSIDE

The property is approached via a tarmac driveway leading to the garage, bordered by an area laid to lawn, with a walkway and access gate to the rear garden. There is a patio area laid adjacent to the rear of the house with the garden fully enclosed, southerly-facing and mainly laid to lawn, bordered by mature shrubs and bushes.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



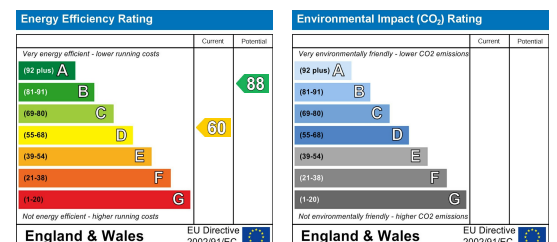
Floor Plans



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.