



10 Hill Close

Plympton, Plymouth, PL7 1QG

£260,000



Semi-detached family home situated in a quiet cul-de-sac with accommodation briefly comprising an entrance hall, lounge & separate dining room, kitchen, 3 bedrooms, bathroom & separate wc. The property also benefits from an integral garage & various storage areas. Externally there is a driveway & gardens to both front & rear.



HILL CLOSE, PLYMPTON, PLYMOUTH PL7 1QG

ACCOMMODATION

uPVC double-glazed patterned glass door opening into the entrance hall.

ENTRANCE HALL 18'1" x 6'0" (5.52 x 1.83)

Door leading to bedroom two. Door leading to the integral garage. Stairs ascending to the first floor landing. Stairs descending to the lower floor.

BEDROOM TWO 11'10" x 10'5" (3.63 x 3.18)

uPVC double-glazed window to the front elevation.

UPPER LANDING 10'9" x 3'1" (3.28 x 0.94)

Doors providing access to bedrooms one and three, bathroom and separate wc. Up-&-over access hatch to insulated loft with power and lighting.

BEDROOM ONE 13'4" x 11'10" (4.08 x 3.62)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 9'10" x 7'6" (3 x 2.29)

uPVC double-glazed window to the front elevation.

BATHROOM 7'4" x 6'11" (2.26 x 2.12)

Fitted with a wooden panelled bath with mains-fed shower over and a white pedestal wash handbasin. Additional storage. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 5'6" x 3'7" (1.68 x 1.11)

Low-level wc. Obscured uPVC double-glazed window to the side elevation.

LOWER LANDING 11'7" x 2'11" (3.54 x 0.91)

Doors leading to the lounge and kitchen. Sliding door beneath the stairs leading to a part of the basement - ideal for storage or a small play den area. Obscured uPVC double-glazed door opening to the side, in turn providing access to the garden.

LOUNGE 15'1" x 13'4" (4.60 x 4.08)

Feature gas fireplace set onto a polished stone hearth with tiled surround. uPVC double-glazed windows to the front elevation with views out over Plympton.

KITCHEN 11'8" x 9'9" (3.56 x 2.98)

Matching base and wall-mounted units incorporating a roll-edged laminate work surface with inset stainless-steel sink unit and mixer tap. Spaces for freezer, washing machine, cooker and under-counter fridge. Door leading into the dining area. uPVC double-glazed window to the side elevation.

DINING ROOM 13'10" x 11'11" (4.22 x 3.65)

A dual aspect room with aluminium-framed double-glazed windows to the side and rear elevations. Wall-mounted gas fire.

GARAGE 18'2" x 7'10" (5.55 x 2.41)

Electric roller door. Power and lighting. Drop-down ladder providing access to a mezzanine level which could be used for storage or as a workshop, in turn providing access to the boarded, insulated loft space with power and lighting.

OUTSIDE

The property is approached via a concrete driveway providing off-road parking for one vehicle, bordered on one side by a small area of lawn with mature shrubs and stone chippings, leading to the garage. A walkway to the side provides access to the rear garden. The rear garden includes an area laid to lawn, a patio area and a rockery with mature shrubs and bushes. A door directly below the dining area provides access to the cellar - an ideal storage area which also houses the Worcester boiler.

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

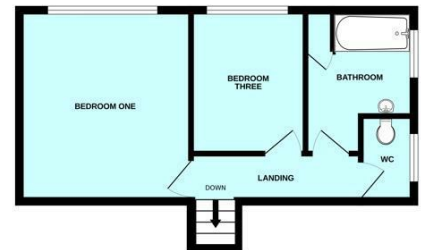


Floor Plans

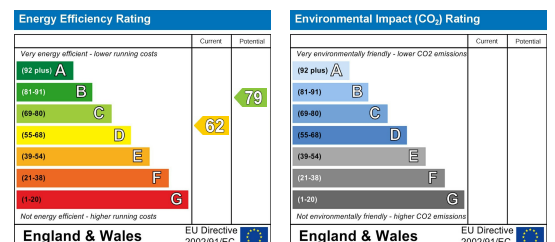
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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