



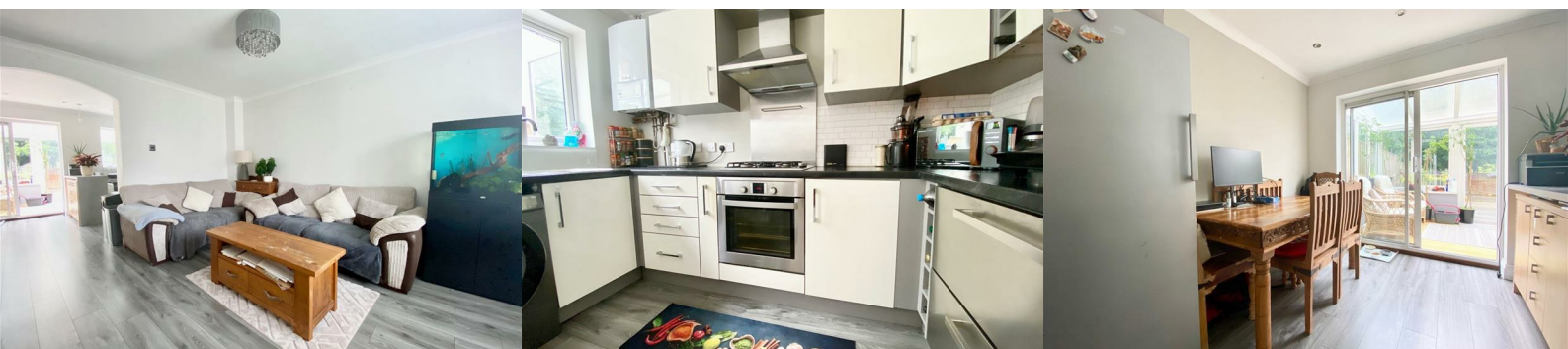
## 23 Bridle Close

Plympton, Plymouth, PL7 5LF

£280,000



End-terraced property with accommodation briefly comprising an entrance hall, lounge, kitchen/dining room & conservatory with 3 bedrooms & a family bathroom. There are gardens to both front & rear with off-street parking for 2 vehicles. The property is offered with no onward chain.



## BRIDLE CLOSE, PLYMPTON, PLYMOUTH PL7 5LF

### ACCOMMODATION

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

### ENTRANCE HALL 5'3" x 4'0" (1.62 x 1.24)

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

### LOUNGE 14'4" x 11'6" (4.37 x 3.52)

uPVC double-glazed window to the front elevation. Open plan access into the kitchen/diner.

### KITCHEN/DINER 14'9" x 10'1" (4.52 x 3.09)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged worktop with inset 4-ring gas hob and stainless-steel extractor over, inset stainless-steel sink with mixer tap. Integral oven, fridge & freezer. Spaces for washing machine. Breakfast bar. uPVC double-glazed window to the rear elevation. Aluminium-framed sliding patio doors opening to the conservatory.

### CONSERVATORY 12'5" x 7'10" (3.80 x 2.39)

Constructed in uPVC double-glazing beneath a polycarbonate roof with uPVC double-glazed patio doors opening to a decked area.

### FIRST FLOOR LANDING 7'3" x 5'8" (2.23 x 1.75)

Doors providing access to the first floor accommodation. Drop-down hatch with pull-down ladder to partially-boarded loft.

### BEDROOM ONE 13'3" narr to 9'9" x 8'7" (4.04 narr to 2.98 x 2.64)

Built-in wardrobes with sliding doors. Over-stairs storage cupboard. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 9'0" x 7'4" (2.76 x 2.24)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 7'6" x 7'3" (2.29 x 2.23)

uPVC double-glazed window to the rear elevation.

### BATHROOM 8'6" x 6'5" (2.61 x 1.98)

Fully-tiled. Tiled bath with waterfall mixer tap and shower attachment, walk-in mains-fed shower, vanity-style wash handbasin with waterfall mixer tap and storage beneath and concealed cistern wc. Heated towel rail. Extractor. Obscured uPVC double-glazed window to the side elevation.

### OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 vehicles, bordered on one side by an area of lawn. A wooden gate provides access to the rear garden which is mainly laid to lawn, mature shrubs and bushes with a raised deck area adjacent to the rear of the house. Storage shed.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

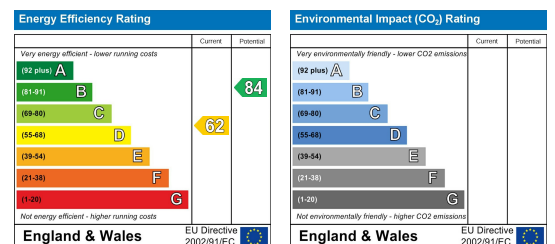
## Area Map



## Floor Plans



## Energy Efficiency Graph



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