



## 19 Bridle Close

Plympton, Plymouth, PL7 5LF

£240,000



Mid-terraced Reba stone-built property with off-road parking for 2 vehicles. The accommodation comprises lounge, kitchen/diner, 2 bedrooms & bathroom. Double-glazing & gas central heating. Low-maintenance, southwest-facing rear garden backing onto local parkland. The property is being sold with a tenant in situ - an ideal investment opportunity.



## BRIDLE CLOSE, PLYMPTON, PLYMOUTH PL7 5LF

### ACCOMMODATION

Front door with obscured double-glazed panel opening into the vestibule.

### VESTIBULE 3'10" x 2'8" (1.19 x 0.82)

uPVC double-glazed window to the side elevation. Door opening into the lounge.

### LOUNGE 15'5" x 11'8" (4.7 x 3.58)

Feature fireplace with wood mantel and surround. Inset electric fan fire. Stairs ascending to the first floor. uPVC double-glazed window to front elevation. Door opening into the kitchen.

### KITCHEN/DINER 11'8" x 9'1" (3.58 x 2.77)

Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate work surface with inset 4-ring gas hob and stainless-steel hood over, inset stainless-steel sink unit and white, tiled brick-effect splash-back. Integral oven and dishwasher. Space for washing machine. Extractor fan. Tiled-effect vinyl flooring. uPVC double-glazed sliding patio door opening to the rear garden. uPVC double-glazed window to the rear elevation.

### FIRST FLOOR LANDING

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

### BEDROOM ONE 9'1" x 11'9" (2.78 x 3.59)

uPVC double-glazed window to the rear elevation.

### BEDROOM TWO 11'9" x 7'1" (3.59 x 2.18)

uPVC double-glazed window to the front elevation.

### BATHROOM 8'5" x 4'5" (2.58 x 1.37)

Matching white suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and close-coupled wc. Tiled floor. Storage cupboard. Extractor fan.

### OUTSIDE

To the front of the property there is off-road parking for 2 vehicles. To the rear there is a southwesterly-facing low-maintenance enclosed garden laid to a paved patio and stone chippings. A path leads down to the rear boundary, bordered on one side by a section of artificial grass, in turn backing onto local parkland.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

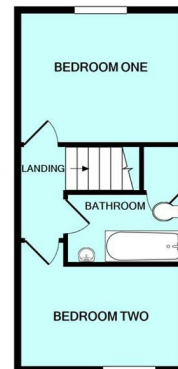
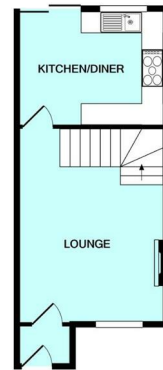
### AGENT'S NOTE

PLEASE NOTE: the ground floor images were taken prior to the tenant moving in.

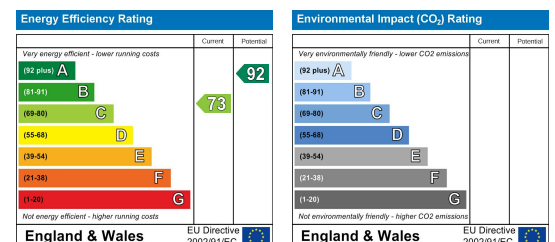
## Area Map



## Floor Plans



## Energy Efficiency Graph



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