



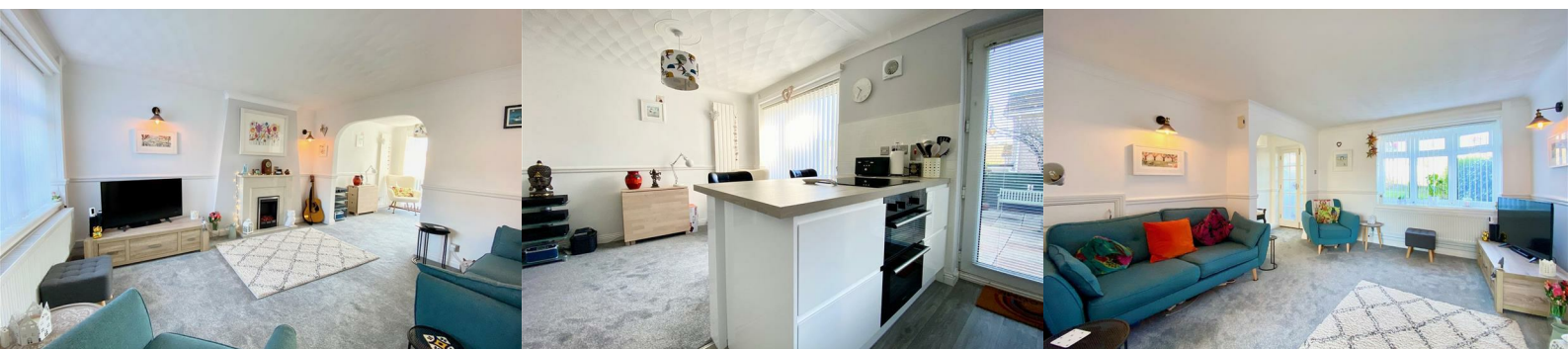
## 3 Tern Gardens

Plympton, Plymouth, PL7 2HZ

£300,000



Family home situated close to the Ridgeway, local schools & the main bus route. Immaculately-presented throughout the accommodation briefly comprises an entrance porch & hallway, lounge, kitchen/diner, 3 bedrooms & a shower room. Externally, there are gardens to the front & rear, a garage & off-street parking.





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ACCOMMODATION

Composite front door, with inset double-glazed patterned glass, opening into the entrance porch.

ENTRANCE PORCH 6'6" x 5'10" (2 x 1.79)

Double wooden doors with inset patterned glass leading into the entrance hall. uPVC double-glazed windows to both side and front elevations.

ENTRANCE HALL 6'4" x 4'3" (1.94 x 1.32)

Stairs ascending to the first floor landing. Open plan access into the lounge.

LOUNGE 13'7" x 12'8" (4.15 x 3.88)

Electric fire set onto a polished stone hearth, surround and mantel. Under-stairs storage cupboard. uPVC double-glazed half-bay window to the front elevation. Open plan access into the kitchen/diner.

KITCHEN/DINER 15'10" x 10'5" (4.83 x 3.18)

The kitchen is fitted with a range of matching base and wall-mounted units incorporating a square-edged composite worktop, integrated fridge and a one-&-a-half bowl stainless-steel sink unit with mixer tap. A separate, matching island includes an inset 4-ring electric hob, integrated double oven and grill. Spaces for washing machine and dishwasher. uPVC double-glazed back door opening to the rear garden. uPVC double-glazed window to the side elevation. uPVC double-glazed sliding patio door opening from the dining area to the rear garden.

FIRST FLOOR LANDING 8'1" x 7'6" (2.48 x 2.30)

Doors providing access to the first floor accommodation. Drop-down loft hatch. uPVC double-glazed window to the side elevation.

BEDROOM ONE 14'9" x 8'7" (4.51 x 2.64)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'4" x 7'11" (2.86 x 2.43)

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

BEDROOM THREE 9'8" x 6'9" (2.97 x 2.07)

Storage cupboard. uPVC double-glazed window to the front elevation.

SHOWER ROOM 7'5" x 5'11" (2.28 x 1.82)

Matching suite with aqua-boarding to the walls, comprising a corner shower unit with electric shower, pedestal wash handbasin with waterfall tap and close-coupled wc. Chrome heated towel rail. Tiled flooring. Obscured uPVC double-glazed window to the rear elevation.

GARAGE

Up-&-over door. Power and lighting. Wooden-framed window to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway, bordered by an area of lawn with mature shrubs and bushes and with gates opening through to the garage and the rear garden. The rear garden is laid for ease-of-maintenance, with areas of patio bordered by mature shrubs and bushes, with a shed situated behind the garage.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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

WHAT3WORDS

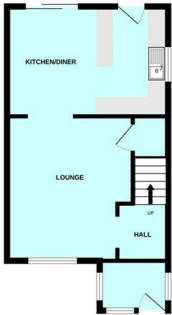
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Area Map

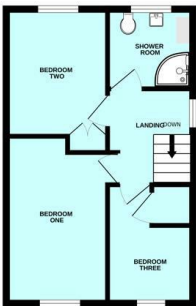


Floor Plans

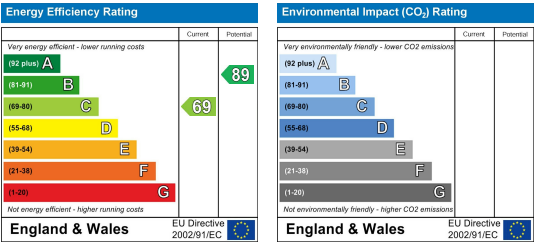
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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