



35 Auctioneers Close

Plympton, Plymouth, PL7 1AH

Offers Over £270,000



Situated in a quiet cul-de-sac, conveniently located for the local playing fields, shops & schools, this well-presented family home offers bright, spacious accommodation including an entrance hall, lounge, kitchen/diner & downstairs wc whilst upstairs there are 3 bedrooms & a 4-piece family bathroom. Outside, there is a garage & driveway with a fully-enclosed garden to the side.



AUCTIONEERS CLOSE, PLYMPTON, PLYMOUTH PL7 1AH

ACCOMMODATION

Dual material door, with inset obscured uPVC double-glazed windows, opening into the entrance hall.

ENTRANCE HALL 12'0" x 6'11" (3.68 x 2.13)

Doors providing access to the ground floor accommodation. Stairs ascending to the first floor landing.

LOUNGE 15'10" x 9'10" (4.83 x 3.01)

uPVC double-glazed window to the front elevation. uPVC double-glazed patio doors opening to the garden.

KITCHEN/DINER 15'10" x 16'5" narr to 9'2" (4.83 x 5.02 narr to 2.81)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with inset 4-burner gas hob and extractor over, stainless-steel sink and mixer tap. Integrated oven. Spaces for washing machine, tumble dryer, dishwasher and American-style fridge/freezer. The boiler is enclosed with a wall-mounted unit. Pantry storage. uPVC double-glazed window to the rear elevation. The dining room area is currently being utilised as an office space with a uPVC double-glazed window to the front elevation.

DOWNSTAIRS WC 6'5" x 4'8" (1.98 x 1.44)

Low-level wc and pedestal wash handbasin with separate taps. Obscured uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 10'4" x 6'5" (3.16 x 1.96)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 13'1" x 9'1" (4.00 x 2.78)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'11" x 8'6" (3.03 x 2.60)

Built-in double wardrobe. Airing cupboard. Drop-down access hatch with ladder to partially-boarded, insulated loft with power and lighting. uPVC double-glazed windows to the front elevation.

BEDROOM THREE 6'11" x 6'5" (2.13 x 1.98)

uPVC double-glazed window to the side elevation.

BATHROOM 9'3" x 6'5" (2.82 x 1.97)

Fitted with a matching white suite comprising panelled bath with mixer tap, a double corner shower unit with waterfall attachment and a vanity storage unit housing a wash handbasin with mixer tap and concealed cistern wc. Extractor. Obscured uPVC double-glazed window to the rear elevation.

GARAGE

Situated adjacent to the property, beneath the coach house, with an up-&-over door.

OUTSIDE

The property is approached via a brick-paved driveway leading to the front door with a gate opening to a fully-enclosed easterly-facing side garden, which is laid to artificial grass and a patio seating area, bordered by red stone chippings, decorated with pot plants and a sapling, enclosed by feather-edged fencing.

AGENT'S NOTE

The garage lease is 99 years from May 2011.
Grounds maintenance £164.40 p/a - PS & B Estate Management

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

WHAT3WORDS

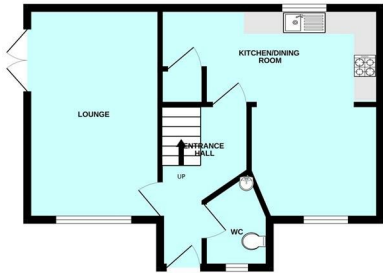
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Area Map

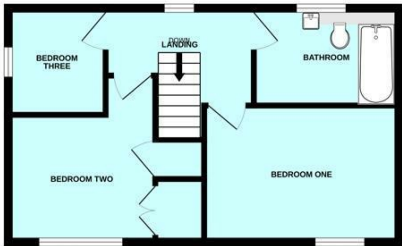


Floor Plans

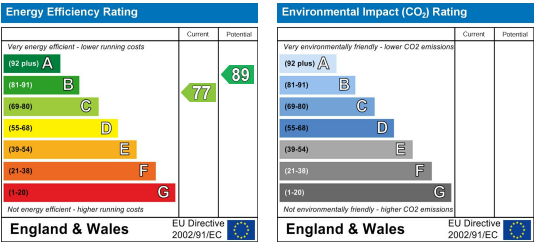
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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