



29 Edwards Close

Plympton, Plymouth, PL7 2ST

Offers Over £260,000



Situated in a cul-de-sac location, offering convenient access to the A38 and local amenities, this 3-bedroom property also benefits from a sunny, south-facing garden, a garage and off-road parking for 2 cars on a private driveway.



EDWARDS CLOSE, PLYMPTON, PLYMOUTH PL7 2ST

ACCOMMODATION

uPVC double-glazed door, with an obscured glass panel, opening into the kitchen.

KITCHEN 10'3" x 10'0" (3.136 x 3.070)

Fitted with a matching range of modern, white high-gloss base and wall-mounted units incorporating a roll-edged laminate worktop and an inset stainless-steel one-&-a-half bowl sink unit with a mixer tap and contrasting feature splash-back. Spaces for a free-standing oven and a fridge/freezer. uPVC double-glazed window to the front elevation. Door opening into the lounge/diner.

LOUNGE/DINER 18'7" x 12'0" (5.686 x 3.679)

Staircase ascending to the first floor landing. Feature fireplace with a marble surround. uPVC double-glazed window to the rear elevation. Sliding uPVC double-glazed doors opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard. Access hatch to insulated loft space.

BEDROOM ONE 13'0" x 7'0" (3.985 x 2.153)

Range of built-in wardrobes. uPVC double-glazed window to the front elevation with far-reaching views over Plympton.

BEDROOM TWO 13'0" x 8'9" (3.980 x 2.672)

uPVC double-glazed window to the rear elevation overlooking the rear garden.

BEDROOM THREE 9'9" x 5'11" (2.990 x 1.815)

uPVC double-glazed window to the rear elevation overlooking the garden.

BATHROOM 8'1" x 6'9" (2.484 x 2.079)

Fitted with a 4-piece suite comprising a shower cubicle with a mains-fed shower, an attractive free-standing bath with a hand-held shower attachment and a vanity-style wash handbasin and close-coupled wc set into a storage unit. Chrome heated towel rail. 2 obscured uPVC double-glazed windows to the front elevation. Ceiling spotlighting. Extractor.

OUTSIDE

To the front of the property a block-paved driveway precedes the garage, with a pathway leading to the front door. The rear garden is south-facing and fully-enclosed by a mixture of fencing panels and block retaining wall. Laid for easy maintenance it is tiered, with a patio area adjacent to the house offering plenty of space for garden furniture, perfect for entertaining and housing a garden lock-up shed. Steps lead up to an area of lawn where further steps lead to an area of mature shrubs, plants and palm trees.

GARAGE

Up-&-over door. Power, plumbing and lighting. Spaces for washing machine and tumble dryer. Wall-mounted Vaillant combi boiler.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

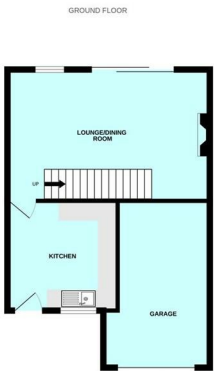
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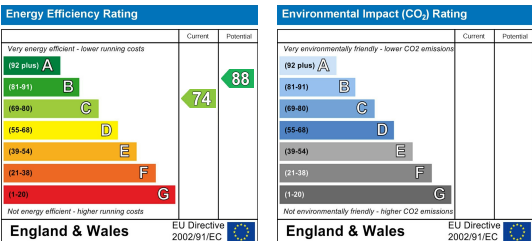
Area Map



Floor Plans



Energy Efficiency Graph



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