



3 Maynarde Close

Plympton, Plymouth, PL7 2XX

£140,000



Immaculately-presented first floor maisonette, situated in a quiet cul-de-sac within the Chaddlewood area, briefly comprising an entrance hall, landing, lounge, kitchen, bedroom & shower room. Allocated parking space nearby. Offered with no onward chain.



MAYNARDE CLOSE, PLYMPTON, PLYMOUTH PL7 2XX

ACCOMMODATION

Solid wood door, with obscured glass panelling, opening into the entrance hall.

ENTRANCE HALL 4'11" x 2'11" (1.52 x 0.91)

Stairs ascending to the landing.

LANDING 15'7" x 2'11" (4.77 x 0.91)

Doors leading to the lounge, bedroom and shower room. Drop-down hatch with pull-down ladder to boarded, insulated loft space with lighting.

LOUNGE 17'2" x 12'1" max (5.24 x 3.70 max)

A bright room with lots of natural light. Storage cupboard. uPVC double-glazed window to the front elevation. Door opening into the kitchen.

KITCHEN 12'11" x 5'8" (3.95 x 1.75)

Newly fitted with a range of matching white high-gloss base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with an inset 4-ring electric hob and a stainless-steel extractor over. Inset stainless-steel sink unit with mixer tap. Integrated electric oven. Space for a washing machine and an upright fridge/freezer. Wall-mounted boiler housed within one of the cupboards. uPVC double-glazed window to the rear elevation.

BEDROOM 9'11" x 9'4" (3.04 x 2.85)

A spacious double bedroom with a built-in double and a built-in single wardrobe. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 6'1" x 4'4" (1.86 x 1.33)

Newly-fitted with a matching suite comprising a double-sized walk-in cubicle with an electric shower, vanity-style wash handbasin with mixer tap and storage beneath and a close-coupled wc. Chrome heated towel rail. Aqua-boarding to walls. Vinyl flooring. Extraction vent.

OUTSIDE

The property is approached via a concrete walkway. External storage shed. Allocated parking in a bay adjacent to the property.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: A

PLYMPTON SERVICES

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

WHAT3WORDS

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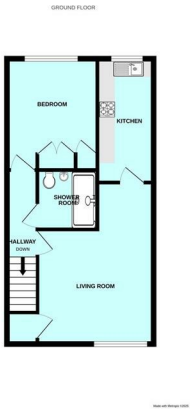
MANAGEMENT

Annual Peppercorn rent £1.01. No service charge. The freehold management company is Wimpey Holdings. The majority of the grass is maintained by Plymouth City Council - the remainder by the home owners.

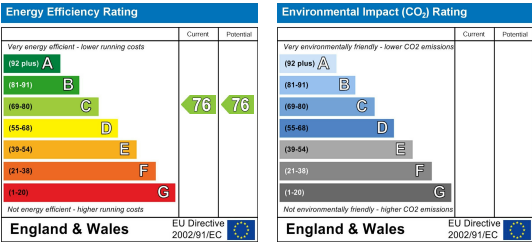
Area Map



Floor Plans



Energy Efficiency Graph



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