



## 16 Branson Court

Chaddlewood, Plympton, PL7 2WU

£315,000



This mixed use property is situated in the Chaddlewood area of Plympton. The commercial accommodation includes a waiting room, 2 office/treatment rooms, a porch, wc & storage areas. The maisonette occupies the first & second floors & provides a ground level entrance hall, with the first floor hosting the kitchen/diner & lounge with 3 bedrooms & a bathroom on the second floor. Externally, there is ample allocated parking & a garden to the rear. The property is being offered with no onward chain.





BRANSON COURT, PLYMPTON, PLYMOUTH PL7 2WU

COMMERCIAL UNIT

Wooden door, with inset glass panelling, opening into the waiting room.

WAITING ROOM 16'2" x 13'10" (4.95 x 4.23)

Doors opening to office/treatment room one, the internal hallway and the wc. uPVC double-glazed window to the rear elevation.

OFFICE/TREATMENT ROOM ONE 14'9" x 7'11" (4.52 x 2.42)

Base units with a roll-edged laminate worktop and inset stainless-steel sink with mixer tap. Double-glazed wooden-framed sliding patio door opening to the rear garden.

WC 5'10" x 4'3" (1.78 x 1.32)

Concealed cistern wc and wash handbasin with mixer tap set onto a storage unit. Obscured porthole-style wooden-framed window to the front elevation.

HALLWAY 13'3" x 4'7" (4.04 x 1.42)

Fitted storage units. Door opening to the office/treatment room two. Double-glazed wooden-framed sliding patio door opening into the porch.

OFFICE/TREATMENT ROOM TWO 12'11" x 5'10" (3.94 x 1.78)

Wall-mounted wash handbasin with mixer tap. Extractor.

PORCH 10'9" x 3'10" (3.28 x 1.19)

Half-block half wooden-framed single-glazed units to the side and rear elevations. Wooden door opening to the front path.

MAISONETTE

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 4'5" x 2'11" (1.36 x 0.89)

Stairs ascending to the first floor landing.

FIRST FLOOR LANDING 9'10" x 6'9" (3.01 x 2.08)

Doors providing access to the kitchen/diner and lounge. uPVC double-glazed window to the front elevation. Stairs ascending to the second floor landing.

LOUNGE 17'0" x 12'11" narrowing to 9'5" (5.20 x 3.95 narrowing to 2.89)

An 'L'-shaped room with a uPVC double-glazed sliding patio door opening onto a balcony with views out over Plympton. The room is also dual aspect with uPVC double-glazed windows to the front and side elevations.

KITCHEN/DINER 19'7" x 10'3" (5.97 x 3.14)

Matching base and wall-mounted units incorporating a square-edged laminate worktop with an inset 4-ring electric hob and an extractor over. One-&-a-half stainless-steel sink with mixer tap. Integral electric oven. Spaces for washing machine, dishwasher and fridge/freezer. A dual aspect room with uPVC double-glazed windows to the front and rear elevations.

SECOND FLOOR LANDING 9'9" x 6'9" (2.98 x 2.07)

Doors providing access to the bedrooms and bathroom. Storage cupboard housing the boiler. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'3" x 10'3" (4.04 x 3.14)

uPVC double-glazed window to the rear elevation.

BEDROOM TWO 12'11" x 9'9" (3.96 x 2.99)

Dual aspect with uPVC double-glazed windows to the front and rear elevations.

BEDROOM THREE 10'4" x 6'1" (3.15 x 1.87)

2 wooden-framed double-glazed Velux roof windows.

BATHROOM 9'4" x 6'9" (2.85 x 2.08)

Matching suite comprising panelled bath with shower attachments and mixer tap, pedestal wash handbasin with mixer tap and close-coupled wc. Up-&-over hatch providing access to the loft. Double-glazed, wooden-framed Velux roof window.

OUTSIDE

The allocated parking for the maisonette is under a car port which, as you are looking directly at the building, is to the right-hand side. The allocated parking for the commercial unit is directly in front of the property on a brick-paved hardstand, leading to the front doors for both 16 and 16a Branson Court. There is access around 16a via a slabbed walkway to the rear garden which is enclosed by fencing and mature hedging and mainly laid to lawn with a concrete hardstand.

PARKING

16 has 2 allocated spaces at the front of the property. 16a has several parking spaces under a car port which, as you are looking directly at the building, is to the right-hand side.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

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

WHAT3WORDS

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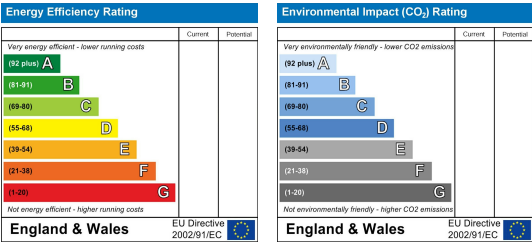
Area Map



Floor Plans



Energy Efficiency Graph



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