



11 Braddons Hill

Plympton, Plymouth, PL7 4RT

Offers Over £325,000



Situated in the popular Woodford area, with a primary & junior school & a park within easy walking distance, this property is being offered with no onward chain. The current layout includes an entrance porch & hall, lounge, dining room, kitchen & conservatory together with 3 double bedrooms, a bathroom & separate wc. Outside, to the front there is a garage & driveway providing off-road parking for one vehicle & a generous wrap-around garden. Positioned on a corner plot, the property has planning permission for multiple extensions providing an excellent opportunity for development into a substantial family home. Planning Reference: 25/00497/FUL



BRADDONS HILL, PLYMPTON, PLYMOUTH PL7 4RT

ACCOMMODATION

uPVC double-glazed door, with inset decorative glass panel, opening into the entrance porch.

ENTRANCE PORCH 7'2" x 2'8" (2.20 x 0.83)

Wooden door, with inset obscured glass panels, opening into the entrance hallway. uPVC double-glazed window to the front elevation.

ENTRANCE HALLWAY 14'0" x 5'10" (4.27 x 1.80)

Door leading to the living room. Sliding doors leading to the dining room and kitchen. Stairs ascending to the first floor with storage cupboards beneath. uPVC double-glazed window to the side elevation.

LOUNGE 13'7" x 12'9" max (4.16 x 3.90 max)

Gas fireplace with a tiled hearth and surround (disconnected). uPVC double-glazed bay window to the front elevation. Open plan access into the dining room.

DINING ROOM 12'7" x 10'11" max (3.86 x 3.35 max)

uPVC double-glazed window looking into the conservatory.

KITCHEN 9'2" x 7'4" (2.81 x 2.26)

Range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with a stainless-steel sink unit. Spaces for an oven and washing machine. uPVC double-glazed window to the side elevation. Wooden door, with inset glass panels, leading into the conservatory.

CONSERVATORY 15'0" x 5'11" (4.59 x 1.81)

uPVC double-glazed windows to the side elevations. uPVC double-glazed double doors leading to the rear garden.

FIRST FLOOR LANDING 11'0" x 2'7" (3.37 x 0.81)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Access hatch, with pull-down ladder, to boarded loft with lighting.

BEDROOM ONE 13'8" x 11'5" max (4.18 x 3.50 max)

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

BEDROOM TWO 12'8" x 11'6" max (3.87 x 3.52 max)

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

BEDROOM THREE 10'0" x 6'11" (3.05 x 2.12)

Wall-mounted combi-boiler. uPVC double-glazed window to the rear elevation.

BATHROOM 6'11" x 4'10" (2.11 x 1.49)

Panelled bath with electric shower over and glass shower screen and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 3'10" x 2'7" (1.19 x 0.81)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a metal gate into the front garden, which is laid to stone chippings, bordered by mature hedging. A brick path leads to the front door and continues around the side of the property. A wooden gate opens to the side garden which is also laid to stone chippings. A further wooden gate leads to the rear garden. The rear garden is a generous, westerly-facing garden which wraps around to the side. It is fully-enclosed by a fence, a wall and mature bushes, predominantly paved, with a small area of stone chippings. Wooden, lockable bin store. Wooden gate providing access to the garage.

GARAGE 17'4" x 8'3" (5.30 x 2.54)

The garage is accessed by car from Park Close. Manual roller door. 2 single-glazed windows to the rear elevation. 3 single-glazed windows to the side elevation.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

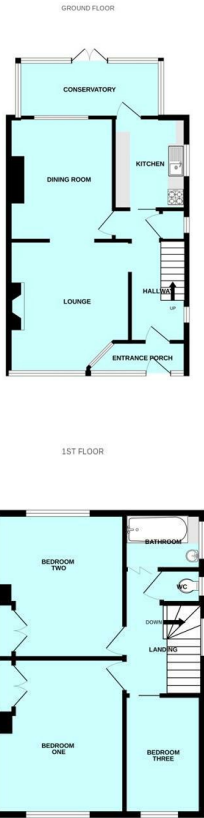
WHAT3WORDS

///bumps.thick.laptop

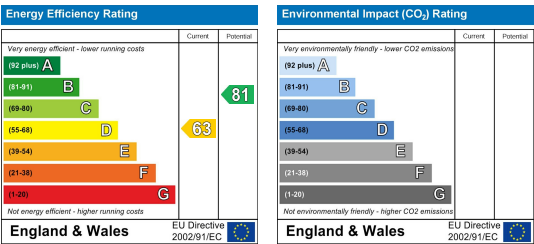
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.