



Jodel Close, Plymouth

Asking price £325,000

Key Features

- ✓ Popular 504K development
- ✓ Semi-detached family home
- ✓ Four bedrooms
- ✓ Council tax band D
- ✓ Freehold
- ✓ EPC rating B

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Over & Above



Tucked away in a cul-de-sac within the desirable 504K development is this semi-detached family home, spread across three storeys.

Bright and airy throughout, you enter the property into the hallway, where you have access to the downstairs W/C, kitchen and living room.

The kitchen is fitted with modern high gloss white matching wall and lower units finished with chrome handles and worktop. Integrated oven, hob and hood overhead. Inset sink and drainer. From the kitchen you enter the ample sized living room which leads to the enclosed rear garden via UPVC patio doors.

To the first floor, you are greeted with three bedrooms, one benefitting from an en-suite shower room and a modern bay window. The family bathroom is also located on the first floor and is finished with a fitted bath with matching panel and shower overhead, basin with pedestal, heated towel rail and low-level W/C.

Located to the top storey of the property is the fourth bedroom and an additional en-suite shower room with walk in shower. Tiled to splashback areas.

To the front of the property, there is a driveway, sizable for two cars. The property is heated by gas central heating with radiators to each room. Full UPVC.





The property is neutrally decorated throughout, giving any new owner a blank canvas to work with.

Situated in Jodel Close, the property is located off the former Plymouth Airport with close access to Derriford Hospital, Plymouth Marjon University and Derriford Business Parks.

Tenure - freehold

Council tax band - D

EPC rating - B

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





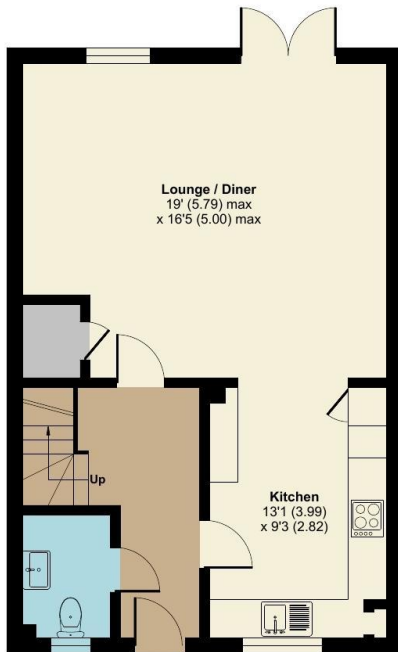
Jodel Close, Plymouth, PL6

Approximate Area = 1514 sq ft / 140.6 sq m

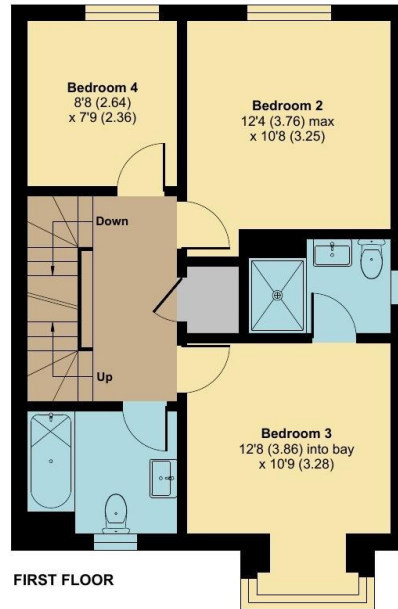
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1540 sq ft / 143 sq m

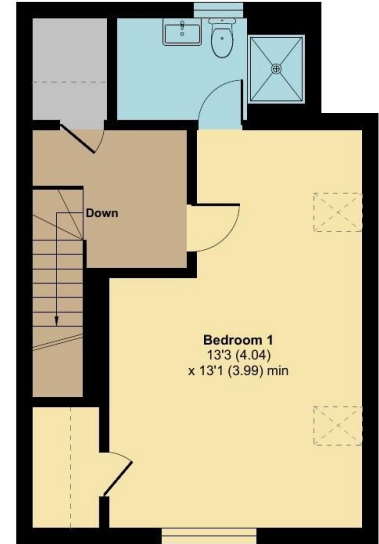
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Northwood. REF: 966421



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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