



## 29 Colwill Road

Mainstone, Plymouth, PL6 8RP

£250,000



Semi detached house arranged over split levels. Well presented, light and airy with gas central heating and uPVC double glazing. Good size lounge, modern fitted kitchen/dining room, useful downstairs WC, three double bedrooms and a well appointed modern fitted bathroom/WC. Front garden, side access and a good size enclosed rear garden. Single garage in nearby block.



## COLWILL ROAD, MAINSTONE, PL6 8RP

### LOCATION

Set in this popular established residential area of Mainstone with a good variety of local services and amenities found nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

PVC part double glazed front door into:

### GROUND FLOOR

#### HALL

Staircase with carpeted treads rises to the first floor. Useful adjoining under stairs storage cupboard housing the mains electric meter and new consumer unit.

#### LOUNGE 15'11 x 14'11 (4.85m x 4.55m)

Wide box bay window to the front elevation with far reaching views. Coved ceiling and five bulb light point. Raised wall mounted electric fire.

#### KITCHEN/DINER 13'2 x 8'6 (4.01m x 2.59m)

Widow overlooking the back garden. Modern fitted quality integrated kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces with glass tiled splash backs. Inset stainless steel sink with chrome mixer tap. Quality integrated appliances include electric fan assisted oven, microwave, four ring variable size Schott Ceran hob with glass splash back and extractor hood over and integrated fridge/freezer. Space and plumbing suitable for automatic washing machine. Six down lighters.

#### WC 5'2 x 2'4 (1.57m x 0.71m)

Window to the rear. White modern suite with close coupled WC and corner wash hand basin.

### FIRST FLOOR

#### LANDING

Arranged on two levels. Airing cupboard housing the Vaillant gas fired boiler which services the central heating and domestic hot water.

#### BEDROOM TWO 14' x 7'8 (4.27m x 2.34m)

Window to the front with far reaching views. Fitted wardrobe.

#### BEDROOM THREE 10'7 x 6'11 (3.23m x 2.11m)

Window to the front with long views.

#### BEDROOM ONE 13'6 x 8'8 max (4.11m x 2.64m max)

Picture window overlooking the back garden.

#### BATHROOM

Obscure double glazed window to the rear. Quality white modern suite comprising twin grip panelled bath with mixer tap and separate thermostatic shower over incorporating handheld mixer and overhead douche spray. Unit with vanity wash hand basin, cupboard under and close coupled WC. Ladder radiator.

### EXTERNALLY

Lawned front garden with stepped path leading up to the front door set on the side of the property. Side access to the generous size enclosed back garden with a level area next to the property and steps up to a useful garden store and adjoining this, a paved patio ideal for alfresco entertaining. Beyond, a long lawned garden, gently sloping up with hedge boundaries. Located in a close by block is a single size GARAGE with black door.

### AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

### CONNECTED INTEREST

In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is connected to a member of staff at Julian Marks Estate Agents.

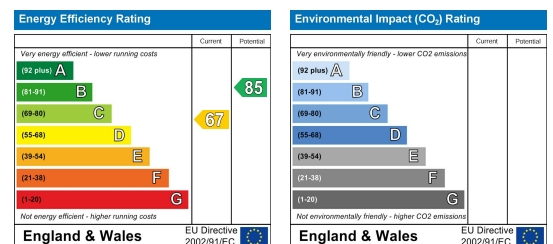
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.