



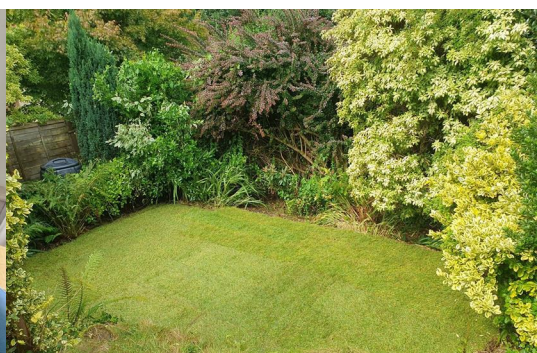
124 Fountains Crescent

, Plymouth, PL2 3RE

Offers Over £210,000



Well presented light & airy semi detached house which is non standard construction and offering good size three bedroom family style accommodation. Looked after & maintained, upgraded & improved & having the benefit of gas fired central heating with a modern Baxi boiler & uPVC double glazing. Generous size hall, good size front set lounge, separate dining room, fitted integrated kitchen, three bedrooms, useful office, bathroom & WC. Landscaped gardens, wide side access, garden shed & low maintenance delightful enclosed back garden. Outlook to adjoining woodland at the rear.



FOUNTAINS CRESCENT, PLYMOUTH, PL2 3RE

LOCATION

Found in this popular established residential area. The property occupies an enviable position with the back garden backing onto woodland and having an outlook to the woodland. With a good range of local services and amenities nearby.

ACCOMMODATION

STORM PORCH

uPVC part double glazed front door into:

GROUND FLOOR

HALL 12'6 x 5'11 (3.81m x 1.80m)

Coved ceiling. Light point. Dado rail. Staircase with carpeted treads rises and turns to the first floor. Radiator with decorative grill. Under stairs storage cupboard housing mains gas and electric meters and consumer unit.

LOUNGE 13'2 x 12'7 (4.01m x 3.84m)

Picture window to the front. Coved ceiling with triple light point. Doorway to:

DINING ROOM 10'2 x 9' (3.10m x 2.74m)

Window overlooking the rear garden with a wooded outlook. Coved ceiling with triple light point. Doorway into:

KITCHEN 10'11 x 9'8 (3.33m x 2.95m)

Window overlooking the rear garden and with woodland beyond. PVC part double glazed back door. A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units, roll edge work surfaces and tiled splash backs. Inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include Diplomat five ring variable size gas stainless steel hob with extractor hood over and Diplomat electric oven under. Space and plumbing suitable for automatic washing machine, dishwasher and with space suitable for upright fridge/freezer. Door to hall.

FIRST FLOOR

LANDING

Coved ceiling. Light point. Smoke detector. Window to the side.

BEDROOM ONE 11'2 x 10'3 (3.40m x 3.12m)

Window overlooking the back garden and with views to woodland beyond. Fitted wardrobe.

BATHROOM

Patterned obscure glazed window to the side. White suite with panelled bath with separate taps and wall mounted Mira thermostatic shower control over. Tiled splash backs. Wash hand basin with cupboard under. Floor to ceiling wall tiling. Chrome ladder radiator. Airing cupboard.

WC

Window to the side. Similar style to the bathroom with close coupled WC and matching tiling.

BEDROOM THREE 8'4 x 8'4 (2.54m x 2.54m)

Window to the front. Built in over stairs cupboard.

OFFICE 11'2 x 5'10 (3.40m x 1.78m)

Door to:

BEDROOM TWO 10'3 x 7'1 (3.12m x 2.16m)

Picture window to the front. Coved ceiling. Light point.

EXTERNALLY

Set well back from the street and pavement by a front garden with lawned area, border covered with bark mulch. Path covered with decorative stone chippings. Side area 5'10 wide leading through to the rear. At the rear is a good size garden with three main areas. Next to the property, a raised area covered with decorative stone chippings. Off this, a useful garden store with power laid on. Outside water tap. Outside lighting. Behind this, a delightful area running the full width with wide decked patio and seating terrace ideal for alfresco entertaining and an area covered with decorative stone chippings. Clothes washing line. A gate opens into a further wild garden area with interesting specimen bushes and shrubs.

AGENT'S NOTE

Tenure - Freehold.

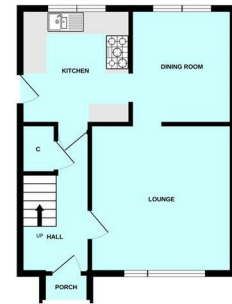
Plymouth City Council Tax - Band A.

Area Map

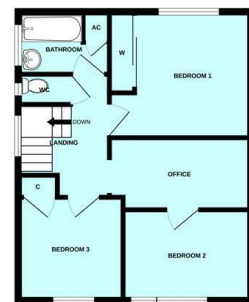


Floor Plans

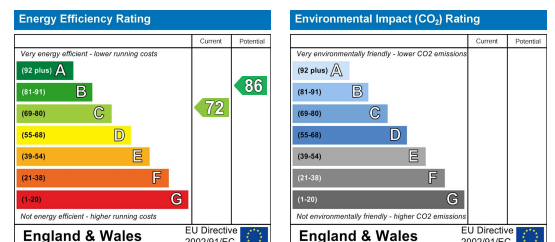
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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