



27 Pendennis Close

Hartley Vale, Plymouth, PL3 5SJ

Offers In Excess Of £425,000



A modern built, extended detached house set at the end of the cul de sac in a tucked away position. The property has been upgraded in the past but now would benefit from a comprehensive programme of updating, improvement & refurbishment. Having the benefit of gas fired central heating with a high powered boiler & double glazing. Offering flexible & adaptable accommodation with large lounge, dining room, kitchen/breakfast room, converted garage providing another room, downstairs WC, lean to conservatory to the rear, five bedrooms, master ensuite with shower room & dressing room, a family bathroom & separate shower room. End of cul de sac position with off street parking on a private drive, front garden & relatively large back garden. No onward chain.



PENDENNIS CLOSE, HARTLEY VALE, PL3 5SJ

LOCATION

Tucked away at the end of the cul de sac of Pendennis Close in the popular, established residential area of Hartley Vale with a good variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

uPVC part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY 5'10 x 3'4 (1.78m x 1.02m)

Meter cupboard housing consumer unit and electric meter.

WC

Window to the side. White WC and pedestal wash hand basin.

INNER HALL 13'2 x 5'10 (4.01m x 1.78m)

Staircase rises in a straight run to the first floor.

LOUNGE 15'11 x 11'8 overall (4.85m x 3.56m overall)

Picture window to the front and double glazed patio door opens to:

LEAN TO 20'3 x 5'9 (6.17m x 1.75m)

Door to the back garden.

DINING ROOM 10'9 x 9'8 (3.28m x 2.95m)

Window to rear.

KITCHEN/BREAKFAST ROOM 15'11 x 10'5 max (4.85m x 3.18m max)

'L' shaped. Window overlooking the rear garden. A fitted kitchen with a range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. One and a half bowl stainless steel sink with mixer tap. Door to:

CORRIDOR 17' x 2'11 (5.18m x 0.89m)

Doors to the front and rear garden. Further door into:

ROOM 17'2 x 8'9 (5.23m x 2.67m)

The former garage. Window to the rear. Housing the floor standing Worcester gas fired boiler servicing the central heating and domestic hot water.

FIRST FLOOR

LANDING

Window to the front. Access hatch to the loft. Shelves cupboard.

MASTER BEDROOM 12'3 x 9'3 (3.73m x 2.82m)

Picture window to the front.

WALK IN DRESSING ROOM 6' x 5'5 (1.83m x 1.65m)

Window to the rear.

EN SUITE BATHROOM

Window to the rear. White suite with bath, WC and wash hand basin.

BEDROOM TWO 11'10 x 8'7 (3.61m x 2.62m)

Picture window overlooking the rear garden.

BEDROOM THREE 13'11 x 6'5 (4.24m x 1.96m)

Picture window overlooking the rear garden.

BEDROOM FOUR 9'7 x 7'5 (2.92m x 2.26m)

Window overlooking the rear.

BEDROOM FIVE 8'10 x 7' (2.69m x 2.13m)

Picture window to the front.

FAMILY BATHROOM

Fitted suite with 'P' panelled bath with mixer tap and Triton electrically heated shower over, close coupled WC and pedestal wash hand basin.

SHOWER ROOM

Separate thermostatic shower with aqua panels.

EXTERNALLY

A concrete drive provides off street parking for two vehicles in line. A front garden. Side access. Generous size rear garden with lawned areas, decked patio.

AGENT'S NOTE

Tenure - Freehold.

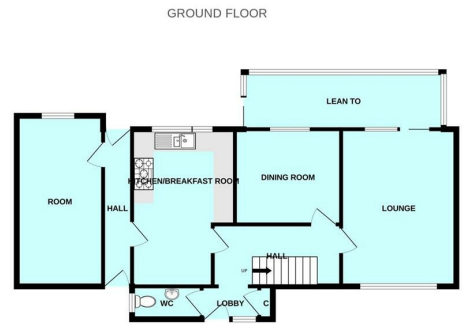
Plymouth City Council tax - Band D.

Mains electricity, water, gas and drainage.

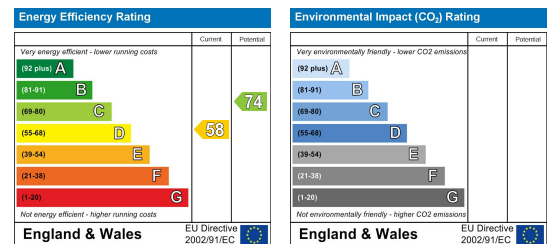
Area Map



Floor Plans



Energy Efficiency Graph



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