



## 52 Churchill Way

Peverell, Plymouth, PL3 4PS

£300,000



A detached family home in need of some updating with a single garage and off road parking for one car. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen three bedrooms and a shower room. There is a front and enclosed rear garden. No chain.





## CHURCHILL WAY, PEVERELL, PL3 4PS

### ACCOMMODATION

Entrance via a uPVC double glazed door which opens up into the porch.

### PORCH 6'2" x 3'6" (1.89m x 1.07m)

uPVC double glazed windows to front and to both sides. uPVC double glazed roof over. Obscure uPVC double glazed door which opens up into the entrance hall.

### ENTRANCE HALL 14'7" x 5'10" (4.46m x 1.79m)

Staircase rising to the first floor landing with two under stairs storage cupboards. Doors leading off through to the lounge, dining room and a sliding door opening up to the kitchen.

### LOUNGE 12'6" x 11'3" (3.82m x 3.44m)

Feature fireplace with wood mantel and side TV stand plinth with a stone hearth and surround, inset gas fire (not been verified as working). uPVC double glazed square bay window to the front. Sliding doors open up through to the dining room.

### DINING ROOM 12'6" x 9'11" plus door access (3.82m x 3.04m plus door access)

uPVC double glazed window to the rear. Wall mounted gas fire (not been verified as working). Ample space for a dining table.

### KITCHEN 9'3" x 8'5" (2.82m x 2.58m)

Matching base and wall mounted units to include space for upright fridge freezer, roll edge laminate work surfaces with inset stainless steel sink unit. Tiled splash back. uPVC double glazed window to the side. Obscure single glazed window to the rear. Obscure uPVC double glazed door opens up out to the rear garden.

### FIRST FLOOR LANDING 10'0" x 7'2" (3.05m x 2.2m)

uPVC double glazed window to the side. Access hatch to roof void. Twin venetian doors to the airing cupboard with fitted shelf. Doors leading off through to the bedrooms, shower room and also to an additional airing cupboard which houses the Worcester boiler.

### BEDROOM ONE 11'11" x 10'11" plus door access (3.65m x 3.33m plus door access)

Array of fitted bedroom furniture including twin sets of wardrobes, both with overhead storage units, chest of drawers, bedside cabinets and a vanity desk. uPVC double glazed square bay window to the front.

### BEDROOM TWO 11'3" x 9'8" (3.43m x 2.97m)

Fitted wardrobes running along one wall with overhead storage units. uPVC double glazed window to the rear.

### BEDROOM THREE

uPVC double glazed window to the front. Fitted wardrobe with overhead storage unit and additional chest of drawers.

### SHOWER ROOM 7'2" x 5'4" (2.19m x 1.63m)

Matching suite of double shower cubicle with twin shower heads, both rainfall and handheld, pedestal wash hand basin and close coupled WC. Walls part aqua boarded and wood effect vinyl flooring.

### EXTERNALLY

Paved steps lead up to the front door, bordered on both sides by sections of lawn with some shrub borders. To the rear, an enclosed garden. A wooden gate gives access from the front, opening up to the side garden, mainly laid to lawn with a paved path leading around to the rear garden which has steps leading up to the main terrace, laid to lawn, spilt by a paved path leading up towards the rear boundary. Garage with courtesy door to the rear from the garden. Outside WC.

### AGENT'S NOTE

Tenure - Freehold.

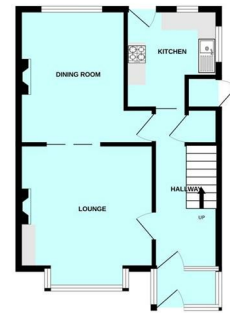
Plymouth City Council tax - Band D.

## Area Map

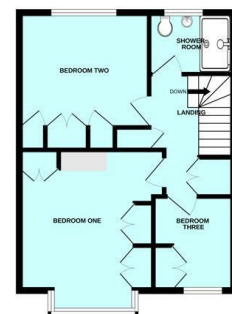


## Floor Plans

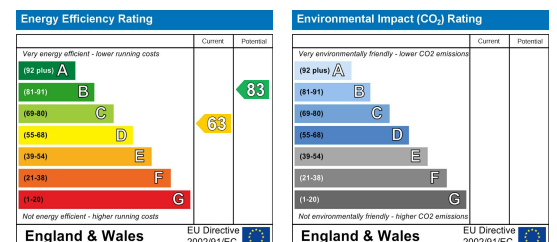
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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