



## 65 Bicton Close

Leigham, Plymouth, PL6 8RJ

Offers Over £200,000



A well presented & comfortably appointed home, thought to date back to 1970's. Laid out over two storeys, looked after well, upgraded & improved, for example with a pitched roof covering to the front porch, new front & rear doors & a professionally landscaped rear garden. Gas central heating & uPVC double glazing. Hall, good size front set lounge, spacious open plan light & airy modern fitted kitchen/dining room overlooking the rear garden. At first floor level, two generous size double bedrooms, a third bedroom currently used as a dressing room & a bathroom with a white modern suite. Lawned front garden & good size southerly facing, landscaped, enclosed, level rear garden.



## BICTON CLOSE, LEIGHAM, PL6 8RJ

### LOCATION

Set in this established residential area with a number 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

PVC panelled part double glazed door with adjoining window into:

### GROUND FLOOR

#### HALL 16'7 x 6'11 max (5.05m x 2.11m max)

Window to the front. Staircase with carpeted treads rises in a straight run to the first floor. Useful under stairs storage cupboard housing the mains electric meter and consumer unit, mains gas meter, row of coat hooks and good storage.

#### LOUNGE 12'9 x 11'7 (3.89m x 3.53m)

Spacious with window at the front overlooking the front garden and woodland beyond. Coved ceiling. Light point.

#### KITCHEN/DINING ROOM 18'11 x 8'9 overall (5.77m x 2.67m overall)

Light and airy with window in the dining area and further window in the kitchen, both overlooking the southerly facing rear garden. Modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces with metro tile splash backs. Inset composite sink unit with chrome mixer tap and breakfast island. Four ring variable size electric hob with illuminated extractor hood over and Lamona electric oven under. Coved ceiling with down lighters.

### FIRST FLOOR

#### LANDING

Ceiling light point. Smoke detector. Access hatch to the loft.

#### BEDROOM ONE 11'9 x 9'11, in part 10'8 (3.58m x 3.02m, in part 3.25m)

Window to the front elevation. Coved ceiling. Light point.

#### BEDROOM TWO 10'8 x 8'9 (3.25m x 2.67m)

Window overlooking the rear garden. Coved ceiling. Light point.

#### BEDROOM THREE 8'6 x 8'7 (2.59m x 2.62m)

'L' shaped. Currently used as a walk in wardrobe. Window to the front. Storage over the staircase.

#### BATHROOM 7'11 x 5'4 (2.41m x 1.63m)

Obscure glazed windows to the rear elevation. White modern suite with close coupled WC, pedestal wash hand basin with mixer tap, 'P' shape panelled bath with mixer tap, handheld shower attachment, overhead douche spray and curved shower screen. Tiled splash backs and tiled walls. Ladder radiator.

### EXTERNALLY

An open plan lawned front garden and a path leading up to the front door. To the rear of the property, a landscaped, enclosed, southerly facing back garden with fence boundaries, a paved patio running full width and beyond, a level lawned garden. Raised flower and shrub borders along two sides. Timber garden shed. Pedestrian gate to rear service pathway.

### AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band B.

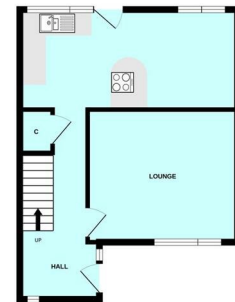
Mains electricity, gas, mains water and drainage.

## Area Map

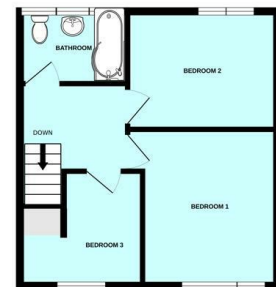


## Floor Plans

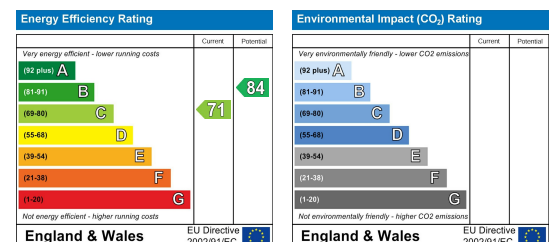
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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