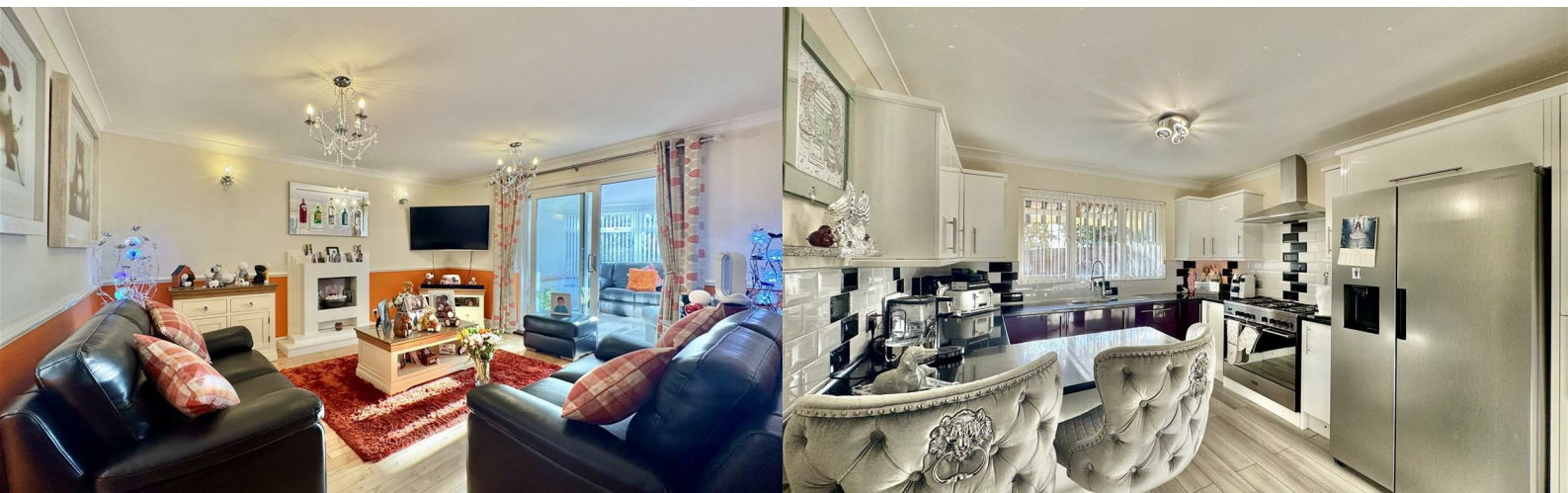




7 Cox's Close

Crownhill, Plymouth, PL6 5WD

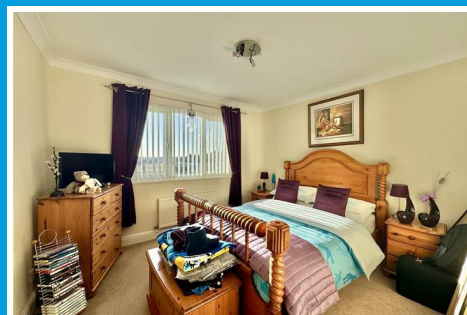
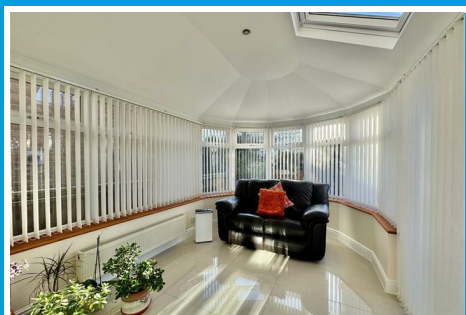
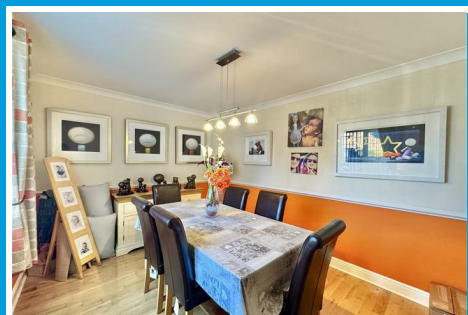
Price Guide £550,000



7 Cox's Close

Crownhill, Plymouth, PL6 5WD

Price Guide £550,000



COX'S CLOSE, CROWNHILL, PLYMOUTH, PL6 5WD

LOCATION

Located in this prime, popular, established residential area of Crownhill. A good variety of local services close by in both Crownhill & Eggbuckland. Convenient access into the city & nearby connections to major routes in other directions.

ACCOMMODATION

At ground floor level an entrance lobby opens into the ground floor leading into the potential annexe & into the main house. Here with spacious reception hall, useful downstairs cloakroom/wc, white modern suite, generous-sized separate dining room, spacious lounge with feature fireplace & off this a generous-sized conservatory set overlooking the rear garden. Modern integrated kitchen including sink, dishwasher, Delonghi 5 ring range style cooker & Samsung american-style fridge/freezer. A door opening into the utility room with sink & cupboard housing the Ideal classic gas fired boiler servicing the central heating & domestic hot water. Spacious study/office which potentially could provide a kitchen area, generous-sized bed/sitting room & en-suite shower room/wc. This could be self-contained. Adjoining a single size garage.

At first floor level, a landing giving access to 4 bedrooms, the master bedroom with en-suite shower room having shower, wc, & wash hand

basin. A well appointed family bathroom with wc & wash hand basin.

Externally, the garage with private 3 car drive in front & southerly facing enclosed low maintenance rear garden with useful garden shed which does have power & lighting.

GROUND FLOOR

ENTRANCE HALL

5'10 x 3'6 (1.78m x 1.07m)

HALL

WC

6'9 x 3'10 (2.06m x 1.17m)

DINING ROOM

13'3 x 9'7 (4.04m x 2.92m)

LOUNGE

15'2 x 13'2 (4.62m x 4.01m)

CONSERVATORY

12 x 9 max (3.66m x 2.74m max)

KITCHEN

UTILITY ROOM

6'9 x 5'1 (2.06m x 1.55m)

STUDY/OFFICE

10'8 x 9'8 (3.25m x 2.95m)

BED/SITTING ROOM

16'7 x 8'2 max (5.05m x 2.49m max)

EN-SUITE SHOWER ROOM

5'1 x 4'11 (1.55m x 1.50m)

FIRST FLOOR LANDING

MASTER BEDROOM

13 x 11'9 overall (3.96m x 3.58m overall)

EN-SUITE SHOWER ROOM

7'1 x 5'5 (2.16m x 1.65m)

BEDROOM TWO

10'8 x 10'2 (3.25m x 3.10m)

BEDROOM THREE

13'2 x 10'1 max (4.01m x 3.07m max)

BEDROOM FOUR

9'4 x 7'1 (2.84m x 2.16m)

BATHROOM

6'11 x 6'5 (2.11m x 1.96m)

GARAGE

17'2 x 8'5 (5.23m x 2.57m)

COUNCIL TAX

Plymouth City Council

Council Tax Band: F

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



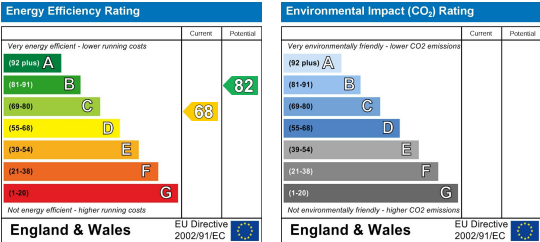
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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.