



56 Unity Park

, Plymouth, PL3 6PN

Guide Price £220,000



GUIDE PRICE £220,000 TO £230,000. An immaculate 2-bedroom property with light and airy accommodation comprising an entrance hall, downstairs cloakroom/wc, lounge/dining room, fitted kitchen, 2 double bedrooms, bathroom & master en-suite shower room. Externally there is a level enclosed rear garden & 2 private parking spaces. Double-glazing & gas central heating



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SUMMARY

An immaculately presented two bedroom mid terraced house in a block of four built by Barrett Homes. Having a high quality finish with gas fired central heating, uPVC double glazing and at the build stage with extras including quality fitted wardrobes to the master bedroom and second bedroom and the bathroom upgraded with separate shower and tiling. There are points for wall mounted televisions in the two bedrooms and the living room. The level garden, landscaped with patio and lawn, also with a garden shed.

The property laid out with two private parking spaces immediately to the front of the property. The accommodation with entrance hall, off which is a cupboard housing the gas fired boiler servicing central heating and domestic hot water, a quality fitted kitchen with an excellent range of cupboard and drawer storage, sink unit, integrated appliances including four ring gas hob and spaces for white goods. A spacious lounge/dining room set to the rear with French doors and windows to either side overlooking and opening out to the rear garden. Off the hall a useful downstairs cloakroom/wc with quality white suite including wc and wash hand basin.

At first floor level two good sized double bedrooms, the master bedroom with quality fitted wardrobe, two windows overlooking the garden, over stairs cupboard and an ensuite shower room with white suite comprising wc, wash hand basin and large shower. A second good sized double bedroom with fitted wardrobe and a separate bathroom with white suite including wc, wash hand basin and bathroom.

To the rear of the property a delightful enclosed landscaped level back garden, wide paved patio and lawned area. An end gate providing pedestrian rear access.

LOCATION

Unity Park a modern development now maturing, accessed from Efford Road and with a good variety of local services and amenities found nearby, including those in Higher Compton with various shops, two mini supermarkets, garage filling station, church and further facilities found nearby in Efford. With a choice of local schools.

GROUND FLOOR

HALL

WC 5'2 x 2'11 (1.57m x 0.89m)

KITCHEN 10'1 x 6'2 (3.07m x 1.88m)

LOUNGE/DINING ROOM 19'0 x 12'11 max dimensions, l-shaped (5.79m x 3.94m max dimensions, l-shaped)

FIRST FLOOR LANDING

MASTER BEDROOM 12'11 x 11'11 max dimensions, l-shaped (3.94m x 3.63m max dimensions, l-shaped)

ENSUITE SHOWER ROOM 6'2 x 5'5 (1.88m x 1.65m)

BEDROOM TWO 12'11 x 8'5 (3.94m x 2.57m)

BATHROOM 6'9 x 6'2 max dimensions (2.06m x 1.89m max dimensions)

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

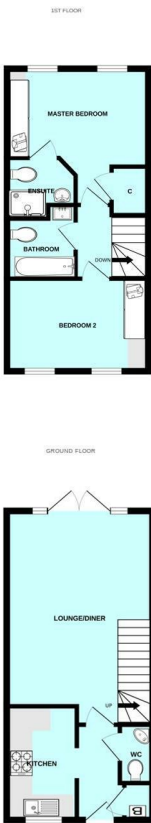
SERVICES

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

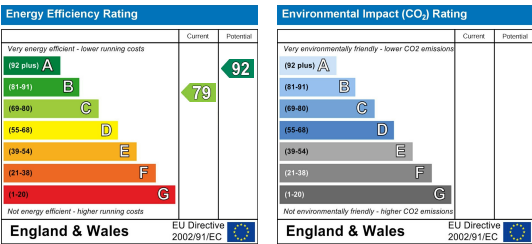
Area Map



Floor Plans



Energy Efficiency Graph



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