



## 11 Trewithy Court

Crownhill, Plymouth, PL6 5UA

**£290,000**



A modern built end-terraced house (in a block of 4) built circa 1992. Well maintained & looked after. Gas central heating & uPVC double-glazing. 2 storey accommodation with hall, downstairs wc, fitted kitchen, spacious lounge/dining room, conservatory, 3 bedrooms & a modern shower room/wc. Delightful enclosed rear garden. Garage & parking space adjoining. Vacant & no onward chain.





TREWITHY COURT, WIDEY, PLYMOUTH, PL6 5UA

LOCATION

Found in this popular sought after residential area of Crownhill & this property tucked away at the end of this cul-de-sac of Trewithy Court in a pleasant position. A good variety of local services & amenities on the door step including Crownhill Verge which lies within close walking distance, a popular primary school & various other facilities.

ACCOMMODATION

A storm porch with uPVC part double-glazed front door opening into the hall. Off which is a useful downstairs cloakroom/wc. A front set kitchen houses the Ideal gas fired combination boiler servicing the central heating & domestic hot water. Appliances including a Zanussi washing machine, separate fridge & freezer, 4 ring gas hob, & automatic dishwasher. A spacious lounge/dining room, window to the side, feature fireplace, patio style door opening into the rear set conservatory. A staircase rising to the first floor with under-stairs storage cupboards & a focal feature fireplace. Conservatory set overlooking the rear garden.

At first floor level a landing with airing cupboard housing the factory insulated hot water tank & 4 doors off to the 3 bedrooms. The main bedroom with built-in wardrobes running across the width & 2 further bedrooms with windows to the rear. A well appointed modern fitted shower room with shower, wc & wash hand basin.

The property stands on a rectangular shaped plot with small area of frontage. A private drive immediately to the side providing off-street parking & this giving access to the generous-sized single garage which is 19'9 x 8'11 with a remote controlled roll up front door with power & lighting. A gate gives access to the enclosed rear level garden with renewed metal fencing.

Vacant & no onward chain.

GROUND FLOOR

HALL

WC 6'1 x 2'10 (1.85m x 0.86m)

KITCHEN 8'5 x 7'10 (2.57m x 2.39m)

LOUNGE/DINING ROOM 15'2 x 14'11 max (4.62m x 4.55m max)

CONSERVATORY 10'6 x 8'6 (3.20m x 2.59m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'5 x 8'6 floor area plus 2'2 deep built-in wardro (2.87m x 2.59m floor area plus 0.66m deep built-in )

BEDROOM TWO 11'6 x 8'5 (3.51m x 2.57m)

BEDROOM THREE 7'10 x 6'1 (2.39m x 1.85m)

SHOWER ROOM 6'1 x 6'1 (1.85m x 1.85m)

EXTERNALLY

GARAGE 17'9 x 8'11 (5.41m x 2.72m)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

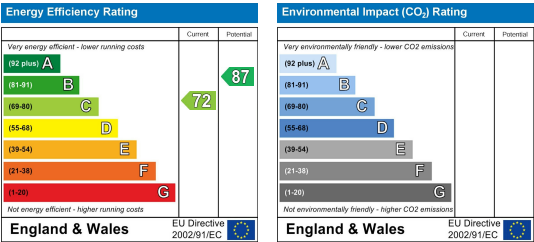
Area Map



Floor Plans



Energy Efficiency Graph



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