



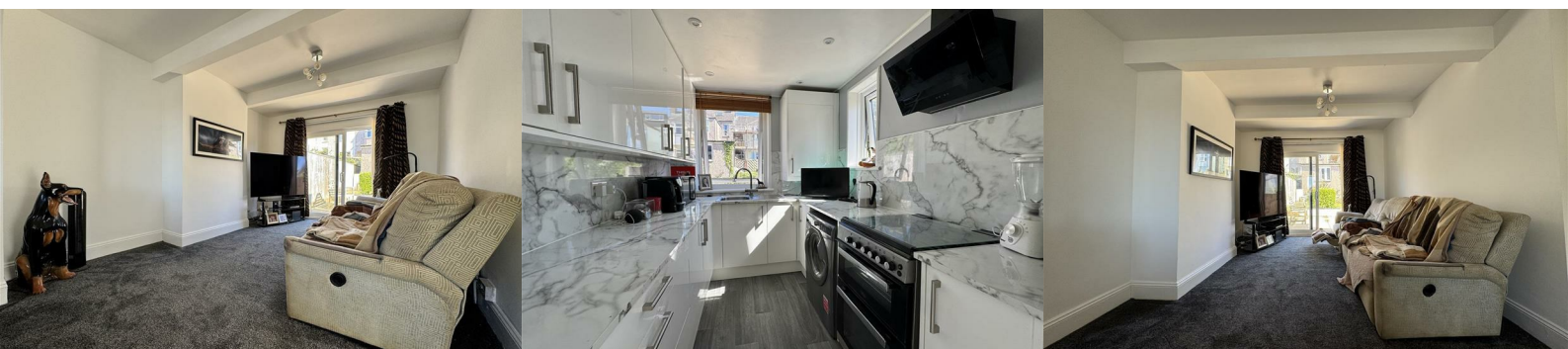
## 14 Long Rowden

Peverell, Plymouth, PL3 4PN

**£290,000**



Located in Peverell is this semi-detached family home with a single garage. The accommodation comprises entrance hall, lounge, dining room, modern kitchen, 3 bedrooms, cloakroom & family bathroom. There is a front & enclosed rear garden. No onward chain.





LONG ROWDEN, PEVERLL, PLYMOUTH, PL3 4PN

ACCOMMODATION

Entrance via a composite front door into the entrance hall.

ENTRANCE HALL 10'1" x 6'2" (3.09 x 1.9)

Staircase rising to the first floor landing. Grey wood effect vinyl flooring. Wooden door with glass panels opens into the kitchen.

KITCHEN 14'4" x 5'10" (4.39 x 1.8)

Matching high gloss base & wall mounted units to include space for an upright fridge/freezer, cooker & washing machine. Wall mounted Worcester boiler concealed in unit. Roll edge laminate marbly effect worktops have inset stainless steel sink unit with mixer tap. uPVC double-glazed window to the rear & side. Wood effect vinyl flooring. Door to under-stairs storage cupboard. Obscured uPVC double-glazed door opens to the side & rear garden. Bi-fold door opens to the lounge.

LOUNGE 14'5" x 12'0" (4.4 x 3.66)

uPVC double-glazed sliding patio door opening to the rear garden. Curved archway opens into the dining room.

DINING ROOM 11'10" x 10'0" (3.63 x 3.07)

uPVC double-glazed bay window to the front. Ample space for a dining table.

FIRST FLOOR LANDING

Doors leading to the bedrooms, cloakroom & bathroom. Access hatch to roof void.

BEDROOM ONE 14'5" x 10'11" (4.41 x 3.34)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM TWO 11'9" x 10'1" (3.6 x 3.08)

uPVC double-glazed bay window to the front.

BEDROOM THREE 9'10" x 7'0" (3 x 2.15)

uPVC double-glazed window to the rear.

CLOAKROOM 4'3" x 3'1" (1.32 x 0.96)

Matching suite of close coupled wc & wash hand basin with vanity storage cupboards below. Tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the side. Grey wood effect vinyl flooring.

BATHROOM 5'10" x 5'8" plus the door access (1.79 x 1.73 plus the door access)

Matching suite of panelled bath with fitted shower over, dual shower heads both handheld & rainfall. Chrome heated towel rail. Wash hand basin inset into vanity storage cupboards below. Tiled walls. Obscured uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a wrought iron gate which gives access to a stepping stone paved path leading to the front door which is bordered on both sides by sections of slate chippings.

GARDEN

To the rear we have an enclosed garden which consists of a wooden gate given access to the front garden, large paved patio, path runs alongside the section of lawn with a courtesy door opening to the side of the garage.

GARAGE 15'4" x 10'0" (4.68 x 3.05)

Up & over door. uPVC double-glazed to the rear.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES PLYMOUTH

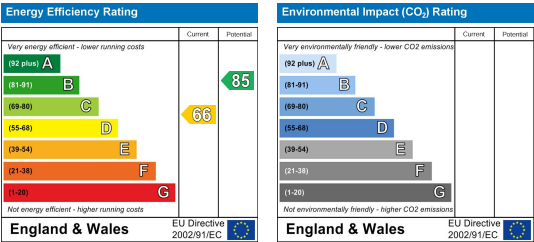
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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