



## 69 Langdale Close

Estover, Plymouth, PL6 8SP

**Offers Over £200,000**



A well maintained mid-terrace property being sold with no onward chain & having off-road parking to the fore. The accommodation comprises an entrance hall, cloakroom, lounge/diner, modern high gloss kitchen with granite work tops, 2 bedrooms, wet room & a study. A section of the garage is left to a store room & there is a rear garden laid for ease of maintenance with a paved patio and & raised flower beds.



LANGDALE CLOSE, ESTOVER, PLYMOUTH, PL6 8SP

ACCOMMODATION

Entrance via an obscured uPVC double-glazed door opens into the entrance hall.

ENTRANCE HALL 8'5" x 7'8" (2.58 x 2.36)

Staircase rising to the first floor landing with open storage area underneath. Doors leading to the cloakroom & lounge/diner.

CLOAKROOM 6'6" x 5'10" (1.99 x 1.78)

Close coupled wc & wall mounted wash hand basin. Extractor fan.

LOUNGE/DINER 18'4" x 9'8" (5.61 x 2.95)

Ceiling spotlights. uPVC double-glazed window to the rear overlooking the garden. Wall mounted television point. Doorway into the kitchen.

KITCHEN 15'5" x 7'5" (4.71 x 2.27)

Attractive matching white high gloss base & wall mounted units to fitted Neff twin oven & spaces for a dishwasher, washing machine, tumble dryer & space for American fridge/freezer. Granite worktops with inset 1.5 bowl sink unit with drain lines & matching up-stands. Ceiling spotlights. Inset 5 ring Bosch stainless steel hob with Samsung filter hood over. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening to the rear garden. Door opening to the former garage/storage.

FORMER GARAGE/STORAGE 9'0" x 5'9" (2.75 x 1.77)

Wall mounted combination boiler. Up & over door.

FIRST FLOOR LANDING

Doors leading to the bedrooms, study, wet room & 2 storage cupboards.

BEDROOM ONE 17'5" narrowing to 13'8" x 8'6" narrowing to 5'9" (5.31 narrowing to 4.17 x 2.6 narrowing to 1.76)

Door to a wardrobe with hanging rail & shelving above. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM TWO 13'8" x 8'8" (4.18 x 2.65)

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

STUDY 5'7" x 5'4" (1.71 x 1.63)

uPVC double-glazed window to the front.

WET ROOM 8'3" x 5'4" (2.52 x 1.65)

Walk-in shower area, close coupled wc & wall mounted wash hand basin with mirrored medicine cabinet above. Tiled walls. Wall mounted chrome heated towel rail. Two obscured uPVC double-glazed windows to the front. Ceiling spotlights. Extractor fan.

OUTSIDE

The property is approached via a driveway allowing off-road parking for up to 2 vehicles to the front.

GARDEN

To the rear a couple of steps lead down to the main rear garden, which is laid for ease of maintenance with a large paved patio area. Curved flower bed with inset shrubs & plants. Barbecue section. Small under stepped storage area & a wooden gate which leads out to a pedestrian walkway.

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.

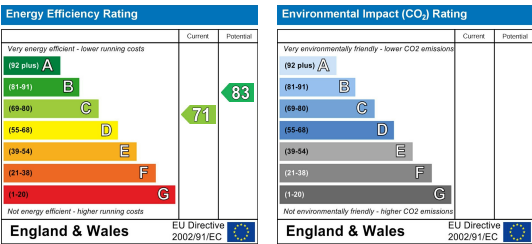
Area Map



Floor Plans



Energy Efficiency Graph



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