



Hemerdon Heights, Plymouth PL7 2TJ

welcome to

Hemerdon Heights, Plymouth

This sizable three bedroom detached property is set on a fantastic plot lending itself to be both extended and improved subject to planning! It features a private driveway & garage, a fully enclosed rear garden that overlooks the beautiful countryside and is being sold with no onward chain!



Entrance Hall

Double glazed obscured door to front elevation. Double glazed obscured window to front elevation. Radiator. Laminate flooring. Banister. Under-stairs storage. Obscured glass paneled door to lounge and an additional obscured glass paneled door leading through to the kitchen.

Lounge

12' 10" x 12' 1" Max (3.91m x 3.68m Max)
Large double glazed window to front elevation overlooking the beautiful countryside. Radiator. Plain plastered walls. Coving. Fitted wall lighting. Electric fire with stone feature surround. TV and Telephone point. Carpeted flooring. Room naturally flows through to the dining area.

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m)
Within the dining area you have double glazed patio doors that lead directly out to private and enclosed rear garden. Radiator. Plain plastered walls. Coving. Carpeted flooring. Single glazed glass paneled door leading through to the kitchen.

Kitchen

10' x 8' 10" (3.05m x 2.69m)
Fitted kitchen with wall and base level units. Double glazed window to rear elevation with garden view. Obscured double glazed door to rear elevation leading directly out to private rear garden. 1 1/2 bowl stainless steel sink drainer with mixer tap over. Roll top work surfaces. Space for under-counter fridge. Integrated gas hob with cooker-hood over. Integrated electric oven. Splashback tiling. Plain plastered walls. Laminate flooring.

Landing

Sizable built in airing cupboard housing newly fitted CH boiler which is still under warranty! Fitted shelving also within. Loft access. Coving. Carpeted flooring.

Master Bedroom

12' 1" x 12' 4" into door recess (3.68m x 3.76m into door recess)
Double glazed window to front elevation with beautiful far reaching countryside views. Radiator. Coving. Plain plastered walls. Telephone point. Newly laid carpeted flooring.

Bedroom Two

10' 11" x 12' 4" into door recess (3.33m x 3.76m into door recess)
Large double glazed window to rear elevation with garden view. Radiator. Coving. Newly laid carpeted flooring.

Bedroom Three

9' 2" Max x 8' 1" Max (2.79m Max x 2.46m Max)
Double glazed window to front elevation, again, with beautiful far reaching countryside views. Radiator. Plain plastered walls. Sizable built in cupboard with shelving fitted within. Carpeted flooring.

Shower Room

Obscured double glazed window to rear elevation. Wash hand basin with built in vanity unit and mixer tap over. Low level WC. Bidet. Walk-in double shower cubicle with the shower running off mains supply. Chrome heated towel rail. Shaver point. Fully tiled. Tiled flooring.

Rear Garden

The garden is a real focal point to this wonderful detached property. Doors from the property open out to an initial low maintenance patio area. Two small steps then lead to the mainly laid to lawn garden area which is level and adorned with plant and shrub borders. There is also a mature and natural hedge to the rear of the garden. The far reaching countryside views can even be appreciated and admired from this level! There is a rotary washing line located within the lawned area. From the patio, steps also lead down to the lower level of the garden which offers access to both a sizable detached wooden shed and access to the garage. There is a side entrance beside the garage and another one on the other side of the house. The design is low maintenance with mainly stone chipping's laid and an outside tap.

Front Garden

The front garden is mainly laid to lawn.

Off Road Parking

Currently the property offers a private garage and driveway, The garage has the potential to be extended if desired subject to planning permission as other properties in the area.

Private Garage

17' 6" x 9' (5.33m x 2.74m)
Sizable garage can be accessed both via up and over door from the driveway or a single glazed obscured door to the rear elevation from the rear garden. The garage hosts power, lighting and also plumbing for washing machine, The gas meter is also located within.



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welcome to

Hemerdon Heights, Plymouth

- SIZABLE THREE BEDROOM DETACHED PROPERTY
- PRIVATE GARAGE AND DRIVEWAY
- COUNCIL TAX BAND - C
- FANTASTICALLY SIZED FULLY ENCLOSED REAR GARDEN
- SPACIOUS OPEN PLAN LOUNGE/DINER

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Total floor area 103.3 m² (1,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:
PYP104076 - 0006

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