



## 7 Pleasure Hill Close

Plymstock, Plymouth, PL9 7DX

£239,950



End-terraced house set within a generous corner plot with gardens to the front, side & rear elevations. Lovely views towards Staddon Heights & over the river Plym towards Plymouth. The accommodation is in need of updating but offers great potential & briefly comprises an entrance porch & hallway, living room, kitchen, small rear hall, 3 bedrooms & shower room. uPVC double-glazing. No onward chain.



## PLEASURE HILL CLOSE, PLYMSTOCK, PL9 7DX

### ACCOMMODATION

Front door opening into the porch.

### ENTRANCE PORCH

Tiled floor. Electric meter. Consumer unit. Opening through to the hallway.

### HALLWAY

Wall-mounted Dimplex electric heater. Doorways leading to the living room and kitchen.

### KITCHEN 11'4 x 8'11 (3.45m x 2.72m)

Situated at the front of the house. Window overlooking the front garden. Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Built-in oven and grill. Separate hob with a cooker hood above. Space for free-standing fridge-freezer. Space for washing machine.

### LIVING ROOM 16'6 x 15'2 (5.03m x 4.62m)

Stairs ascending to the first floor. Sliding double-glazed patio doors to the rear elevation. Doorway leading to the rear hall.

### REAR HALL

Coat hooks. Doorway leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation.

### BEDROOM ONE 13'3 x 9'3 (4.04m x 2.82m)

Built-in cupboard. Window to the rear elevation.

### BEDROOM TWO 8'11 x 8'4 (2.72m x 2.54m)

Window to the front elevation with views of the river Plym towards Plymouth and views towards Staddon Heights. Built-in wardrobe.

### BEDROOM THREE 10'1 x 5'6 (3.07m x 1.68m)

Window to the front elevation.

### SHOWER ROOM 6'4 x 5'4 (1.93m x 1.63m)

Comprising an enclosed corner-style shower with a curved glass screen, pedestal basin and wc. Mirrored bathroom cabinet. Wall-mounted fan heater. Fully-tiled walls. Obscured window to the front elevation.

### OUTSIDE

The property occupies a corner plot and has gardens to three sides with areas laid to lawn, mature planting, hedges and small trees. Hard stand area to the side elevation. Timber shed.

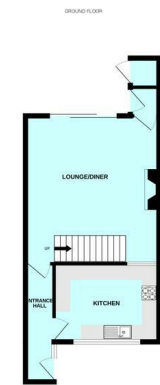
### COUNCIL TAX

Plymouth City Council  
Council tax band

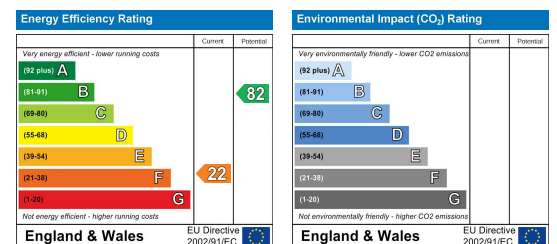
## Area Map



## Floor Plans



## Energy Efficiency Graph



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