



19 Coscombe Circus

Saltram Meadow, Plymouth, PL9 7FF

£375,000



Superbly-presented end-terrace townhouse with accommodation arranged over 3-storeys. Briefly, the accommodation comprises an entrance hall, downstairs cloakroom/wc, lovely open-plan kitchen/dining room with island, ground floor study/bedroom five, first floor lounge & first floor bedroom one with an ensuite shower room. On the top floor are the remaining 3 bedrooms, ensuite shower room & family bathroom. Front & rear gardens. Nearby garage. Double-glazing & central heating.



COSCOMBE CIRCUS, SALTRAM MEADOW, PL9 7FF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'4 x 9 at widest point (3.15m x 2.74m at widest point)

Doors providing access to the ground floor accommodation. Staircase ascending to the first floor.

BEDROOM FIVE/STUDY 9'9 at widest point x 6'9 (2.97m at widest point x 2.06m)

Window with fitted blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and pedestal basin. Wall-mounted consumer unit. Obscured window to the side elevation.

KITCHEN/DINING ROOM 21'10 at widest point x 17'5 (6.65m at widest point x 5.31m)

An open-plan room with ample space for dining table and chairs. Fitted kitchen including an island and work surfaces with splash-backs. Built-in oven. 4-burner gas hob with a cooker hood above. Wine rack with the island. Space for free-standing fridge-freezer. Space and plumbing for dishwasher and washing machine. Under-stairs storage cupboard with coat hooks. Windows to the rear and side elevations. French doors overlooking and opening onto the garden. Fitted blinds.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

LOUNGE 21'10 at widest point x 10' (6.65m at widest point x 3.05m)

3 windows to the rear elevation with views over the garden towards Staddon Heights.

BEDROOM ONE 17'8 x 10'8 at widest point (5.38m x 3.25m at widest point)

Window with fitted blind to the front elevation. Walk-in bay window with fitted blind. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'1 x 5'10 (2.16m x 1.78m)

Comprising an enclosed tiled shower with a curved glass screen, pedestal basin and wc. Partly-tiled walls. Obscured window with a fitted blind to the front elevation.

SECOND FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Recessed cupboard with hanging rail and shelf.

BEDROOM TWO 10'2 x 9'1 (3.10m x 2.77m)

Situated to the front elevation. Window with fitted blind. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'2 x 4'10 (2.18m x 1.47m)

Comprising an enclosed tiled shower, pedestal basin and wc. Partly-tiled walls. Obscured window with fitted blind to the front elevation.

BEDROOM THREE 11'5 x 9'4 (3.48m x 2.84m)

2 windows with fitted blinds to the rear elevation. Recessed wardrobe with hanging rail and shelf.

BEDROOM FOUR 10'2 x 9'6 (3.10m x 2.90m)

2 windows with fitted blinds to the rear elevation.

FAMILY BATHROOM 10'4 x 10' (3.15m x 3.05m)

Comprising a bath, pedestal basin and wc. Partly-tiled walls. 2 obscured windows to the side elevation.

LARGE SINGLE GARAGE 19' x 10'6 (5.79m x 3.20m)

Large single detached garage. Up-&-over door to the front elevation. Pitched roof. Solar panel with a battery providing power to the garage. LED lights. Power points. RCD board. Built-in work bench. Parking space next to the garage.

OUTSIDE

The front garden is laid to chippings for ease of maintenance together with a shrub border. A paved pathway leads to the main front door. The rear garden has been landscaped with areas laid to lawn, decking and well-stocked shrub and flower beds. Pergola and outside power points and tap. The garden is enclosed by natural stone walling and fencing. A rear gate provides access to the garage and parking area.

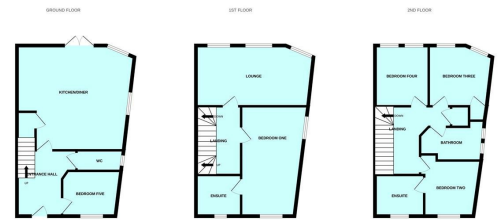
COUNCIL TAX

Plymouth City Council
Council tax band D

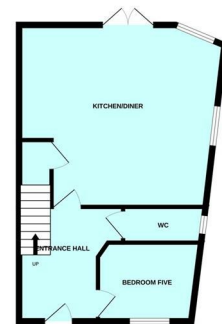
Area Map



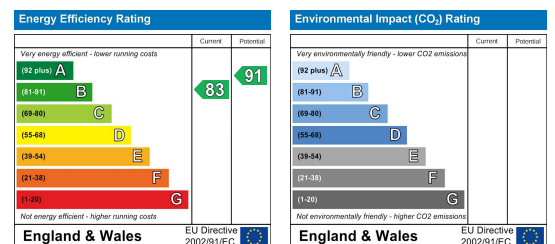
Floor Plans



GROUND FLOOR



Energy Efficiency Graph



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