



## 180 Holmwood Avenue

Plymstock, Plymouth, PL9 9EX

£268,950



Superb reverse-level semi-detached house featuring an incredible shepherd's hut with large decking area situated at the top of the garden with fantastic far-reaching views. The accommodation briefly comprises an entrance porch & hallway, lounge, separate dining room, kitchen, 3 bedrooms, first floor bathroom & ground floor shower room/wc. Single garage in a nearby block. Front & rear gardens. Double-glazing & central heating. Leased solar panels. No onward chain.



## HOLMWOOD AVENUE, PLYMSTOCK, PL9 9EX

### ACCOMMODATION

uPVC double-glazed door opening into the entrance porch.

### ENTRANCE PORCH

Matching windows to 3 elevations. Doorway opening into the entrance hall.

### ENTRANCE HALL 12'11 x 6' (3.94m x 1.83m)

Stairs ascending to the first floor. Open-plan area beneath. Within this area there is a wall-mounted gas boiler and consumer unit, built-in shelf and gas meter.

### BEDROOM ONE 15' x 8'11 wall-to-wall (4.57m x 2.72m wall-to-wall)

Window to the front elevation with views. Full-width wardrobes with sliding doors and fitted with hanging rail and shelf.

### BEDROOM TWO 9'4 x 7'4 (2.84m x 2.24m)

Window to the front elevation.

### DOWNSTAIRS SHOWER ROOM/WC

Fitted with a wc, square basin with a cupboard beneath and an enclosed shower with glass door. Wall-mounted chrome towel rail/radiator. Obscured window to the side elevation.

### FIRST FLOOR LANDING 9'3 x 6'4 incl stairs (2.82m x 1.93m incl stairs)

Providing access to the first floor accommodation. Loft hatch. Window to the side elevation with lovely wooded views.

### LOUNGE 13'8 x 10'9 (4.17m x 3.28m)

Sliding double-glazed doors to the rear elevation overlooking the garden and providing access to outside. Open-plan access through into the dining room.

### DINING ROOM 11'9 x 8'9 (3.58m x 2.67m)

Window to the front elevation with lovely views towards Plymouth. Ample space for dining table and chairs. Doorway opening into the kitchen.

### KITCHEN 11'9 x 7'2 (3.58m x 2.18m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. One-&-a-half bowl single drainer sink unit. Built-in oven. Stainless-steel 4-burner gas hob with a cooker hood above. Space for free-standing fridge-freezer. Integral dishwasher. Space and plumbing for washing machine. Window to the front elevation with fabulous views.

### BEDROOM THREE 9' x 7'5 (2.74m x 2.26m)

Window to the rear elevation overlooking the garden. Built-in cupboards.

### BATHROOM 6'6 x 5'7 (1.98m x 1.70m)

Comprising a bath with a mixer tap shower system, shower rail, curtain and a Triton electric shower system over, pedestal basin and wc. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the front elevation.

### GARAGE

Single garage in a nearby block.

### OUTSIDE

The front garden is laid to lawn and steps lead to the main front entrance. A pathway continues around the side of the house accessing the rear garden. There is an outside tap to the side and to the rear there is an outside shower with hot and cold water. Solar and security lighting. The rear garden is mainly laid to lawn together with a variety of mature shrubs, fruit trees including apple, plum and cherry trees. There is a pond, timber shed, outside power point and a small greenhouse-sized poly tunnel. At the top of the garden there is a superb decking area with a generous timber shepherd's hut with an arched ceiling, power, lighting and hard wired internet connection. There is a stable door with windows to 2 elevations. The shepherd's hut and decking area enjoy fantastic panoramic views from Plymouth to Dartmoor and offer a high degree of privacy and seclusion. A rear gateway provides access to an additional area behind the rear fence.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

## Area Map

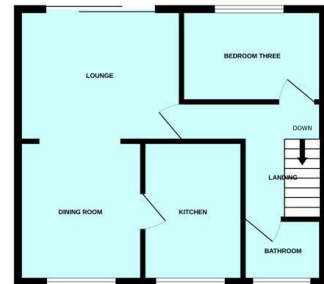


## Floor Plans

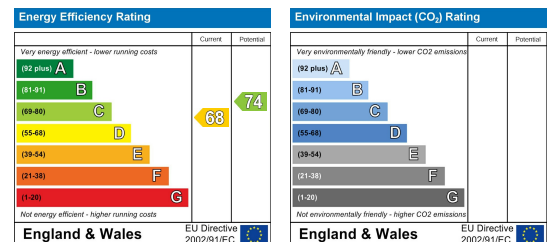
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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