



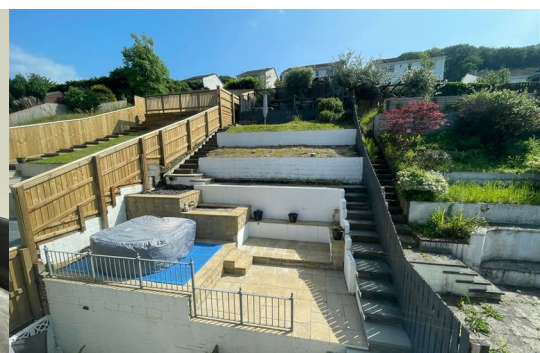
## 80 Reddicliff Close

Plymstock, Plymouth, PL9 9QJ

£255,000



Lovely 3-bedroom semi-detached family property enjoying accommodation comprising 3 bedrooms & a bathroom on the first floor & lounge, kitchen/dining room downstairs. Lovely southerly-facing terraced garden to the rear with magnificent views towards Plymouth from the top of the garden. Garage & adjacent parking opposite. Double-glazing & gas central heating.



## REDDICLIFF CLOSE, PLYMSTOCK, PL9 9QJ

### ACCOMMODATION

Access to the property is gained via obscured uPVC double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Laminate floor. Double-glazed window to the front elevation. Stairs rising to the first floor accommodation. Doorway leading into the lounge.

### LOUNGE 16'1" x 12'2" (4.91 x 3.73)

Double-glazed window to the front elevation. Under-stairs storage cupboard. Feature moulded fireplace and hearth with inset 'Living Flame' gas fire. Double doors leading to the kitchen/dining room.

### KITCHEN/DINING ROOM 15'6" x 8'7" incl kitchen units (4.73 x 2.64 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset one-&-a-half bowl acrylic sink unit with mixer tap. Inset 4-ring electric hob. Built-in electric double oven. Built-in fridge-freezer. Integrated dishwasher. Space and plumbing for washing machine. Double-glazed windows to the side and rear elevations. Double doors leading out to the rear patio and garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in linen cupboard. Loft hatch. Double-glazed window to the side elevation.

### BEDROOM ONE 12'0" to wardrobe face x 8'9" (3.68 to wardrobe face x 2.67)

Full-length recessed built-in wardrobe with useful storage and hanging. Double-glazed window to the front elevation.

### BEDROOM TWO 10'7" to the wardrobe rear x 7'8" (3.23 to the wardrobe rear x 2.35)

Range of full-length wardrobes along one wall providing useful storage and hanging space. Double-glazed window to the rear with an outlook onto the garden.

### BEDROOM THREE 8'7" x 6'5" (2.63 x 1.98)

Double-glazed window to the front elevation.

### BATHROOM 7'6" x 5'5" (2.30 x 1.66)

Modern suite comprising a 'P-shaped' bath with a curved shower screen and a mixer tap with spray attachment, sink unit with mixer tap and a vanity cupboard beneath and low level toilet with boxed in cistern. Vertical towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights. Laminate floor. Obscured uPVC double-glazed window to the rear and side elevations.

### OUTSIDE

To the front of the property there is sloped lawned area with path and steps leading up to the canopied entrance. Storage area leading to a rear concreted and slabbed lower level with steps rising to a paved second section and further steps rising to a further gravelled area. From the gravelled area steps lead to a lawned top section and decking providing fabulous panoramic views over local rooftops towards Plymouth and the surrounding district. Located opposite is a garage and adjacent parking.

### GARAGE

Up-&-over door to the front elevation.

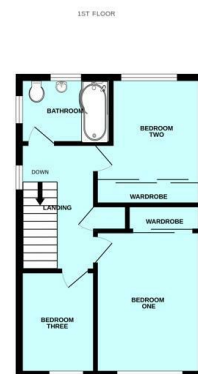
### COUNCIL TAX

Plymouth City Council  
Council tax band C

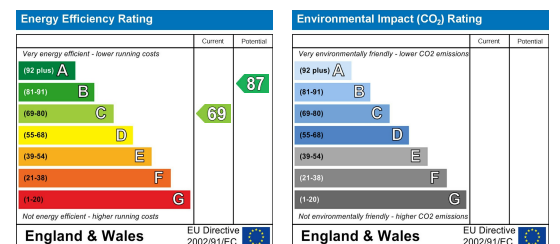
## Area Map



## Floor Plans



## Energy Efficiency Graph



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