



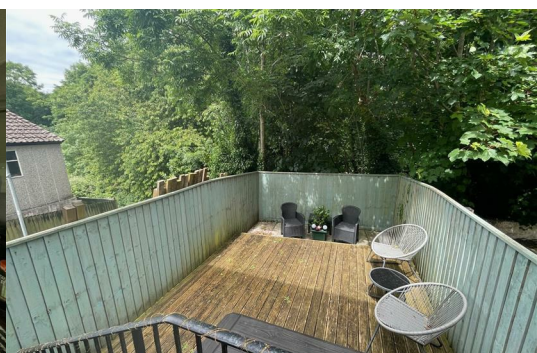
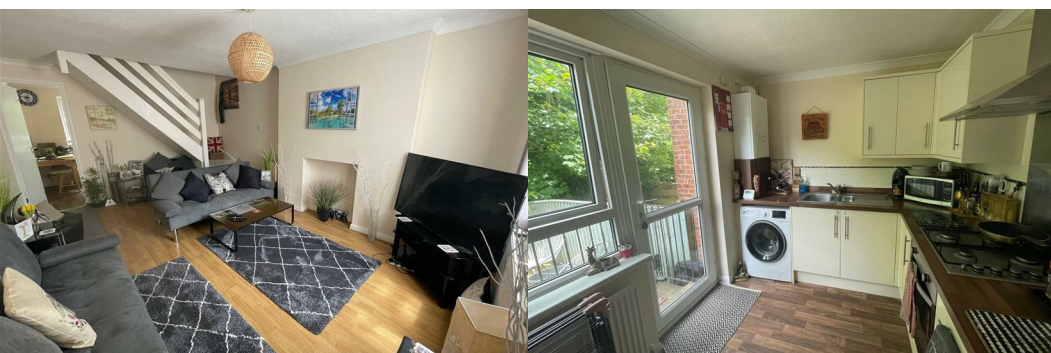
## 40 Shapleys Gardens

Staddiscombe, Plymouth, PL9 9TY

£197,500



Mid-terraced 2 bedroom property in a popular cul-de-sac location. The accommodation briefly comprises a modern fitted kitchen & bathroom, lounge and 2 double bedrooms. Low maintenance rear garden. Allocated parking. Double-glazing & gas central heating. No onward chain.



## SHAPLEYS GARDENS, PLYMSTOCK, PL9 9TY

### ACCOMMODATION

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

### ENTRANCE HALL

Consumer unit. Inner door leading into the lounge.

### LOUNGE 17'1" x 11'9" (5.21 x 3.59)

Turning staircase ascending to the first floor accommodation. Double-glazed window to the front elevation. Door leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 11'9" x 8'1" (3.59 x 2.47)

Fitted with a range of work surfaces and storage cupboards. Inset 4-ring gas hob with an electric oven beneath. Inset one-and-a-half bowl sink unit with mixer tap. Wall-mounted gas boiler. Double-glazed window to the rear elevation. Door providing access to the garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

### BEDROOM TWO 11'8" x 7'7" (3.58 x 2.33)

Double-glazed window to the rear elevation with an outlook onto the garden and woodlands.

### BATHROOM 8'7" x 4'9" (2.62 x 1.47)

White modern suite comprising a panel bath with twin handgrips, shower unit with spray attachment and shower screen, low level toilet and pedestal handbasin. Tiled walls.

### BEDROOM ONE 11'8" x 8'3" (3.58 x 2.54)

Double-glazed window to the front elevation.

### OUTSIDE

Adjacent allocated parking space. To the rear there is a fenced enclosed garden which has a small paved area at the end.

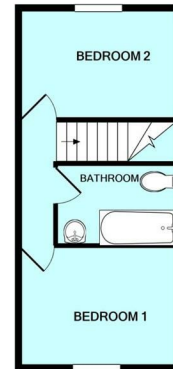
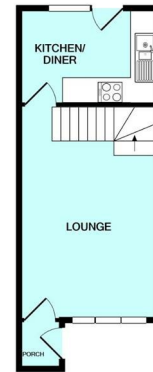
### COUNCIL TAX

Plymouth City Council  
Council tax band B

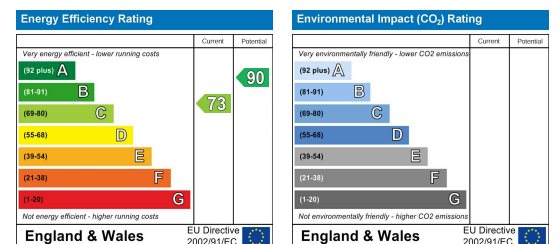
### Area Map



### Floor Plans



### Energy Efficiency Graph



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