



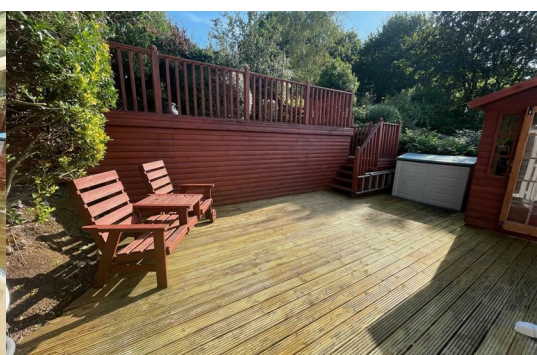
184 Holmwood Avenue

Plymstock, Plymouth, PL9 9EX

£250,000



Spend time in viewing this lovely-sized family home which enjoys accommodation including an entrance hall & porch, 2 ground floor bedrooms & a shower room. On the first floor is the 3rd bedroom along with a bathroom, fitted kitchen, dining room, lounge and conservatory. There are lovely gardens to the front & rear. Off-road parking to the front for 2 vehicles & garage in an adjacent bloc. Double-glazing & gas central heating.



HOLMWOOD AVENUE, PLYMSTOCK, PL9 9EX

ACCOMMODATION

Access to the property is gained via steps leading up to the uPVC sliding entrance door opening into an entrance porch.

ENTRANCE PORCH

Full-length double-glazed windows to both side elevations. Double-glazed full-length window and door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Wall-mounted gas boiler and consumer unit. Doors providing access to the ground floor accommodation.

SHOWER ROOM 8'2" x 2'4" (2.49 x 0.73)

White modern suite comprising a shower with folding screen, shower unit with spray attachment and rainfall head and a low level toilet. 2-built-in storage cupboards. Tiled walls. Obscured double-glazed window to the side elevation.

BEDROOM TWO 9'4" x 7'5" (2.87 x 2.28)

Range of fitted bedroom furniture including full-length wardrobes, head height storage units and a chest of drawers. Built-in bed with storage beneath. Double-glazed window to the front elevation.

BEDROOM ONE 8'10" x 14'10" to wardrobe rear (2.70 x 4.54 to wardrobe rear)

Range of fitted bedroom furniture including full-length mirror-fronted wardrobes providing useful storage and hanging space, head height storage cupboards above the bed, bedside units, dressing table and drawer space. Double-glazed window to the front elevation.

FIRST FLOOR LANDING

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

BEDROOM THREE 7'5" x 9'0" (2.28 x 2.75)

Double-glazed window to the rear elevation.

BATHROOM 6'3" x 5'5" (1.93 x 1.66)

White modern suite comprising a bath with twin handgrips and mixer tap with spray attachment, sink unit with mixer tap and storage beneath and low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Tiled walls. Obscured window to the front elevation.

KITCHEN 7'0" x 11'8" incl kitchen units (2.15 x 3.57 incl kitchen units)

Series of matching eye-level and base units with beech-effect rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Integrated dishwasher and washing machine. Double-glazed window to the front elevation. Doorway leading into the dining room.

DINING ROOM 8'10" x 11'10" (2.71 x 3.61)

Double-glazed window to the front with a lovely open outlook across the local rooftops and views back towards Plymouth City Centre and Cornwall in the distance. Opening leading into the lounge area.

LOUNGE 13'9" x 10'8" (4.20 x 3.26)

Double-glazed sliding doors leading into the conservatory. Doorway returning to the hallway.

CONSERVATORY 12'0" x 11'0" (3.68 x 3.36)

Mono-pitch polycarbonate roof. Double-glazed windows to 3 elevations. Full-length double-glazed door to the side and double doors leading out onto the rear. Power and lighting.

OUTSIDE

Leading from the conservatory is a decked sitting area where there is a summer house. Steps lead down the side of the property back to the front. Further steps lead up to a second elevated decked area providing a lovely sitting area with wonderful views over the local rooftops back towards Plymouth and Cornwall in the distance. There is a backdrop of mature shrubs and trees with access through the trees to a lawned area where there is a timber shed. There is a further lawn at the top. The garden is enclosed by mature hedging to both sides. At the front of the property is a lawned area as well as off-road parking for 2 vehicles. The single garage is located in a nearby bloc.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

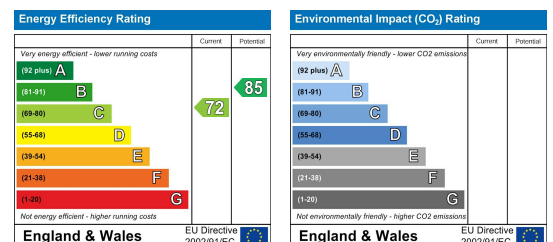
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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