



18 Greenacres

Plymstock, Plymouth, PL9 7EW

£245,000



Semi-detached home in an elevated position providing views towards Billacombe Fields. The property is vacant & being sold with no onward chain. The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen together with a rear hall & downstairs cloakroom/wc. On the first floor there are 3 bedrooms & a bathroom. The property benefits from double-glazing & central heating. Front & rear gardens. Garage.



GREENACRES, PLYMSTOCK, PL9 7EW

ACCOMMODATION

Front door opening into the hall.

ENTRANCE HALL

Staircase ascending to the first floor. Doorway opening into the lounge.

LOUNGE 13'2 x 12'11 (4.01m x 3.94m)

Window to the front elevation with views towards Billacombe Fields. Understairs storage cupboard. Chimney breast with fireplace. Doorway opening into the dining room.

DINING ROOM 16'3 x 10'6 (4.95m x 3.20m)

Window to the rear elevation. Doorway to the rear hall and access through to the kitchen.

KITCHEN 10'1 x 6'8 (3.07m x 2.03m)

Base and wall-mounted cabinets with work surfaces and tiled splash-backs. One-&-a-half bowl single drainer sink unit. Free-standing cooker. Space for further appliances. Window to the rear elevation. Doorway leading to outside.

REAR HALL 4'9 x 4'2 (1.45m x 1.27m)

Doorway with a full-height window to the side and a matching window above leading to outside via the front elevation.

DOWNSTAIRS CLOAKROOM/WC 4'10 x 3'2 (1.47m x 0.97m)

Fitted with a wc and pedestal basin. Bathroom cabinet.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation. Loft hatch.

BEDROOM ONE 12'11 x 9'11 (3.94m x 3.02m)

Window to the front elevation with views.

BEDROOM TWO 10'5 x 9'10 (3.18m x 3.00m)

Window to the rear elevation overlooking the garden.

BEDROOM THREE 7'4 x 5'11 (2.24m x 1.80m)

Window to the front elevation.

BATHROOM 6'10 x 5'11 (2.08m x 1.80m)

Comprising a bath with shower system over and a curved glass screen, pedestal basin and wc. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured window to the rear elevation.

GARAGE 15'4 x 9'2 at widest point (4.67m x 2.79m at widest point)

Timber door to the front elevation.

STORE ROOM 8'8 x 6'5 (2.64m x 1.96m)

Situated beneath the garage. Access door. Window.

OUTSIDE

To the front, the garden has been hard landscaped for ease of maintenance with areas laid to slate chippings and paving together with a shrub bed. The rear garden has also been hard landscaped and has areas laid to paving and chippings plus a shrub bed. A pathway leads to a rear access lane, where the garage is situated. The store is accessed via the rear garden.

COUNCIL TAX

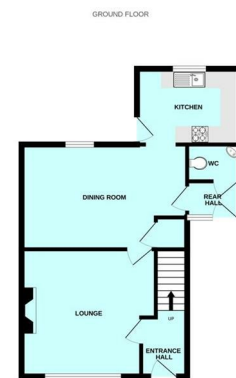
Plymouth City Council

Council tax band C

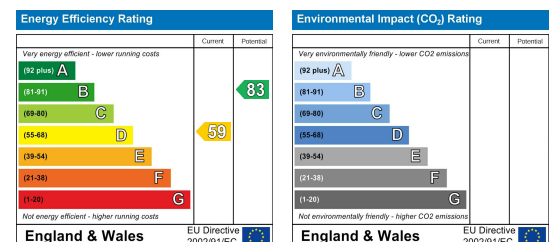
Area Map



Floor Plans



Energy Efficiency Graph



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