



26 Knapps Close

Elburton, Plymouth, PL9 8UY

£280,000



Being sold with no onward chain is this semi-detached property located in a very popular part of Elburton. The property does require complete modernisation & has accommodation comprising an entrance porch, lounge & dining area, kitchen, 3 bedrooms & bathroom. Front & rear gardens. Garage & drive. Double-glazing & central heating.



KNAPPS CLOSE, ELBURTON, PL9 8UY

ACCOMMODATION

Access to the property is gained the part glazed wooden entrance door leading into the entrance porch.

ENTRANCE PORCH 6'9" x 3'10" (2.07 x 1.17)

Windows to the front and side elevations. Glazed inner door leading into the lounge.

LOUNGE 16'11" x 12'8" at widest points (5.17 x 3.88 at widest points)

Stone-built fireplace and hearth. Built-in shelving. Opening leading into the dining area. Double-glazed window to the front elevation. Staircase rising to the first floor.

DINING AREA 10'11" x 9'6" at widest points (3.33 x 2.90 at widest points)

Double-glazed window and door providing access to the rear garden. Doorway leading into the kitchen.

KITCHEN 11'3" x 7'2" incl kitchen units (3.44 x 2.20 incl kitchen units)

Series of matching eye-level and base units with work surfaces. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in larder cupboard. Double-glazed window and door providing access to the rear.

FIRST FLOOR LANDING

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

BEDROOM ONE 12'7" x 9'8" at widest points (3.85 x 2.95 at widest points)

Range of fitted bedroom furniture including a full-length wardrobe and head height storage units. Built-in dresser with drawer storage. Additional built-in storage cupboard with shelving. Double-glazed window to the front elevation.

BEDROOM TWO 11'5" to wardrobe rear x 9'3" (3.49 to wardrobe rear x 2.82)

Mirror-fronted fitted wardrobe set within the alcove. Double-glazed window to the rear elevation with a pleasant outlook over local rooftops and views towards Dartmoor.

BEDROOM THREE 9'2" x 6'5" (2.81 x 1.97)

Double-glazed window to the front elevation.

BATHROOM 7'4" x 6'2" (2.26 x 1.88)

White suite comprising a bath with wooden panel, twin hand grips and mixer tap with a spray attachment, corner shower with shower unit and spray attachment, low level toilet and sink unit. Tiled walls. 2 obscured double-glazed windows to the rear elevation.

GARAGE 17'1" x 7'8" (5.23 x 2.35)

Up-&-over door to the front elevation. Power and lighting. Door to the rear.

OUTSIDE

To the front of the property there is an open-plan lawned area with an adjacent drive leading to the garage. To the rear, there is a walled enclosed garden which is mainly laid to patio paving slabs. There is also a sunken pond and a further concreted side area which leads to the rear of the garage. At the end of the garden is an uncultivated area with a dilapidated aluminium-frame greenhouse and a block-built store.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

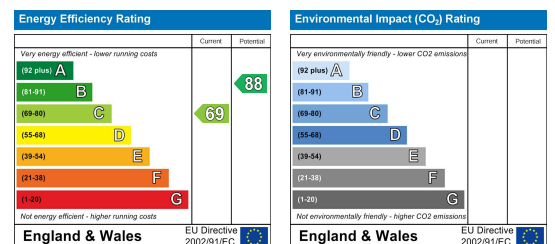
Area Map



Floor Plans



Energy Efficiency Graph



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