



## 8 Bathampton Way

Saltram Meadow, Plymouth, PL9 7GP

**£375,000**



Superbly-presented semi-detached house with accommodation arranged over 3 storeys. Briefly, the accommodation comprises an entrance hall, downstairs cloakroom/wc & a spacious open-plan kitchen/dining/family room opening onto the southerly-facing rear garden. The upper floors host a dual aspect lounge, 4 bedrooms, family bathroom, master ensuite shower room & an additional Jack and Jill ensuite shower room. Driveway & garage. Gardens. Double-glazing, central heating & solar panels.



## BATHAMPTON WAY, SALTRAM MEADOW, PL9 7GP

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 14'5 x 6'7 (4.39m x 2.01m)

Providing access to the ground floor accommodation. Staircase leading to the first floor accommodation. Under-stairs cupboard.

#### DOWNSTAIRS CLOAKROOM/WC 6'6 x 2'9 (1.98m x 0.84m)

Comprising a pedestal basin with a tiled splash-back and wc. Wall-mounted consumer unit. Obscured window to the front elevation.

#### OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 27'4 x 16' (8.33m x 4.88m)

A spacious open-plan room running the full-width of the property providing ample space for dining and seating plus the kitchen area. The kitchen area is fitted with a range of matching cabinets, work surfaces and tiled splash-backs. Inset one-&a-half bowl sink unit. Built-in fridge-freezer. Built-in cooker and hob with a stainless steel splash-back and a cooker hood above. Space and plumbing for washing machine. Inset ceiling spotlights. Window with fitted blind to the front elevation. Window with fitted blinds to the rear elevation. French doors with fitted blinds leading to the rear gardens.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase continues to the top floor. Window to the front elevation.

#### LOUNGE 16'1 x 13'2 (4.90m x 4.01m)

A dual aspect room with a window to the rear elevation. French doors to the front opening onto a glass Juliette balcony. 2 wall-mounted shelves.

#### BEDROOM TWO 13'1 x 9'5 wall-to-wall (3.99m x 2.87m wall-to-wall)

Range of built-in wardrobes with sliding mirrored doors. Window to the rear elevation. Doorway opening into the Jack and Jill ensuite shower room.

#### JACK AND JILL ENSUITE SHOWER ROOM 6'5 x 6'3 (1.96m x 1.91m)

Comprising a shower, pedestal basin and wc. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation. Further doorway opening onto the landing.

### TOP FLOOR LANDING

Providing access to the remaining accommodation. Window to the front elevation. Over-stairs storage cupboard. Loft hatch. The inverter for the solar panels is housed within the loft.

#### BEDROOM ONE 12'9 x 9'3 (3.89m x 2.82m)

Range of built-in wardrobes with sliding mirrored doors. Window to the rear elevation. Doorway leading to the ensuite shower room.

#### ENSUITE SHOWER ROOM 9'3 x 4'4 max width (2.82m x 1.32m max width)

Comprising a shower, pedestal basin and wc with a tiled surround. Chrome towel rail/radiator. Inset ceiling spotlights.

#### BEDROOM THREE 11'5 x 9'3 (3.48m x 2.82m)

Window to the rear elevation.

#### BEDROOM FOUR 9'6 x 6'6 (2.90m x 1.98m)

Window to the front elevation.

#### FAMILY BATHROOM 6'6 x 6'4 (1.98m x 1.93m)

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

#### GARAGE 19'4 x 9'11 (5.89m x 3.02m)

Up-&over door to the front elevation. Pitched roof providing over-head storage.

### OUTSIDE

A tarmac driveway provides access to the garage. There is a small front garden laid to chippings. The rear garden enjoys a southerly aspect and is mainly laid to lawn.

### COUNCIL TAX

Plymouth City Council

Council tax band D

### SERVICES

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

### SERVICE CHARGE

There is an annual charge of £186.09.

### Area Map



### Floor Plans



GROUND FLOOR



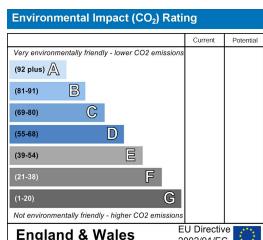
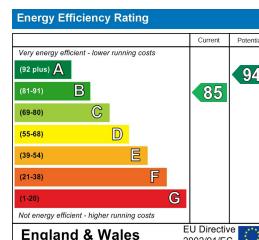
1ST FLOOR



2ND FLOOR

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### Energy Efficiency Graph



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