



## 28 Ashbrook Street

Saltram Meadow, Plymouth, PL9 7FH

£269,950



Superbly-presented modern mid-terraced house with accommodation briefly comprising a spacious entrance hall with downstairs cloakroom/wc, dual aspect kitchen/dining room & dual aspect lounge. On the first floor there are 3 bedrooms, family bathroom & master ensuite shower room. Enclosed garden to the rear together with a parking space & garage. Double-glazing & central heating.



## ASHBROOK STREET, SALTRAM MEADOW, PL9 7FH

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 13'8 x 6'5 (4.17m x 1.96m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard. Fitted flooring.

### LOUNGE 18'7 x 9'8 (5.66m x 2.95m)

A dual aspect room with a window with fitted blind to the front elevation and French doors to the rear elevation opening onto the garden. Fitted flooring throughout.

### KITCHEN/DINING ROOM 18'6 x 9'1 (5.64m x 2.77m)

A dual aspect room with a window with fitted blind to the front elevation and French doors to the rear elevation opening onto the garden. Range of base and wall-mounted cabinets with matching work surfaces and splash-backs. Breakfast bar. Inset single drainer sink unit with boiling tap. Built-in double oven and grill. Inset hob with a glass splash-back and a cooker hood with lights above. Wine cooler. Integral fridge and freezer. Dishwasher. Washing machine. Inset ceiling spotlights. Ceiling-mounted speakers. Fitted flooring.

### DOWNSTAIRS CLOAKROOM/WC 6'5 x 4'6 (1.96m x 1.37m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Fitted flooring. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs storage cupboard. Window with fitted blind to the rear elevation.

### BEDROOM ONE 13'4 x 9'9 (4.06m x 2.97m)

Window with fitted blind to the rear elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'4 x 4'10 (2.54m x 1.47m)

Comprising a double-sized tiled shower with sliding glass screen and built-in shower system, pedestal basin with a matching splash-back and a wc. Tiled floor. Obscured window to the front elevation.

### BEDROOM TWO 11'7 x 9' (3.53m x 2.74m)

Full-height window with fitted roller blind to the front elevation.

### BEDROOM THREE 9'3 x 6'7 (2.82m x 2.01m)

Window with fitted blind to the rear elevation. This room is currently used as a dressing room.

### BATHROOM 7'10 x 6'3 (2.39m x 1.91m)

Comprising a bath, pedestal basin and wc. Partly-tiled walls. Tiled floor. Obscured window to the front elevation.

### OUTSIDE

To the front there is a small area laid to chippings and a covered canopy protects the main front entrance. There are outside power points. The rear garden has been hard landscaped for ease of maintenance with areas laid to paving and decking. There is a rear access gate leading to the parking space and garage.

### GARAGE

Situated beneath the coach house behind the property. Up-&-over door to the front elevation.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### AGENT'S NOTE

The property is leasehold with 993 years remaining on a 999 year lease. The ground rent is £150 per annum and the service charge is also £150 per annum.

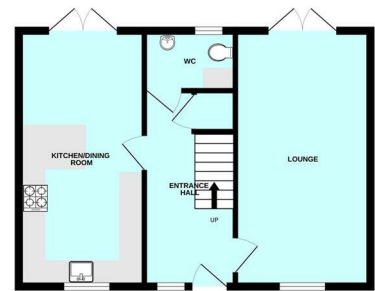
The cost to purchase the lease is £2,000.

## Area Map

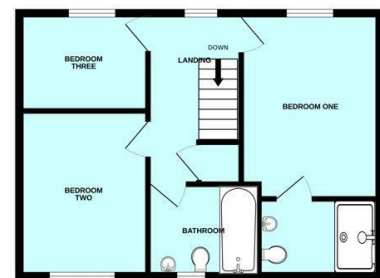


## Floor Plans

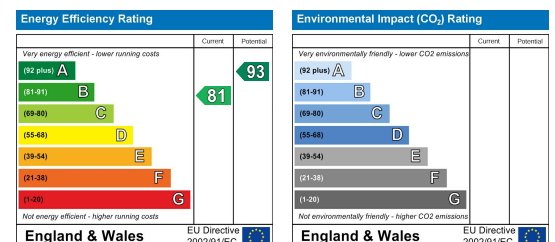
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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