



12 Wrens Gate

Plymstock, Plymouth, PL9 7BQ

£239,950



A modern semi-detached property located conveniently for amenities in Plymstock. It is being sold with no onward chain. The accommodation briefly comprises a fitted kitchen & lounge/dining room on the ground floor whilst upstairs there are 3 bedrooms & modern bathroom. Driveway to the side of the property with space for 2 vehicles & garden areas to the front and rear. Double-glazing & gas central heating.



WRENS GATE, PLYMSTOCK, PL9 7BQ

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading to the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Doorway opening into the lounge/dining room.

LOUNGE/DINING ROOM 23'5" x 12'2" (7.16 x 3.72)

Box bay window to the front elevation. Laminate floor. Sliding double-glazed doors leading to the rear porch. Door leading into the kitchen.

KITCHEN 7'4" x 8'4" (2.25 x 2.56)

Range of matching eye-level and base units. Inset single drainer sink unit. Free-standing electric cooker. Space for fridge-freezer. Space for washing machine. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard housing the hot water cylinder. Loft hatch.

BEDROOM ONE 12'7" x 8'8" (3.85 x 2.66)

Double-glazed window to the rear elevation. Laminate floor.

BEDROOM TWO 12'9" x 8'8" (3.90 x 2.65)

Double-glazed window to the front elevation.

BEDROOM THREE 6'5" x 5'6" (1.98 x 1.68)

Double-glazed window to the front elevation.

BATHROOM 6'8" x 7'4" (2.05 x 2.24)

Comprising a panel bath with shower screen, shower unit and spray attachment, low level wc and sink unit with cupboard beneath. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the front of the property is an open-plan garden area with mature bushes and a driveway to the side providing off-road parking for 2 vehicles and access into the rear garden. The rear garden is slightly sloped and has a lawned central section.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

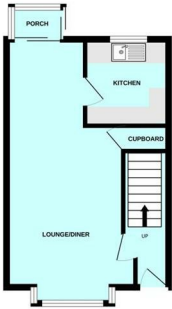
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

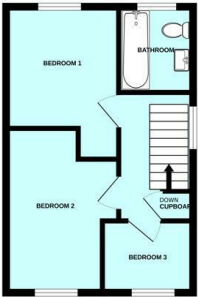


Floor Plans

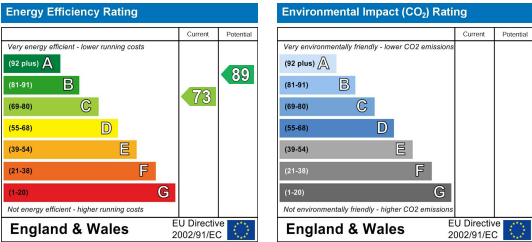
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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