



## 16 Smallridge Close

Staddiscombe, Plymouth, PL9 9UT

**£165,000**



Being sold with no onward chain is this 2-bedroom corner terraced property which has accommodation comprising an entrance hall, lounge, kitchen, 2 bedrooms & bathroom. Garden area to the front of the property. Double glazing & gas-fired central heating.



SMALLRIDGE CLOSE, STADDISCOMBE, PL9 9UT

ACCOMMODATION

Access to the property is gained via the uPVC entrance door leading into the entrance hall.

ENTRANCE HALL

2 built-in storage cupboards. Doorway leading into the kitchen.

KITCHEN 9'6" x 5'5" incl kitchen units (2.90 x 1.66 incl kitchen units)

Series of matching beech-effect eye-level and base units with rolled-edge work surfaces. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring electric hob with an electric oven beneath and an extractor hood above. Space and plumbing for a washing machine. Space for fridge-freezer. Double-glazed window to the front elevation.

LOUNGE 11'9" x 9'6" (3.59 x 2.90)

Double-glazed window to the front elevation. Turning staircase rising to the first floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 10'4" x 8'7" (3.17 x 2.63)

Double-glazed window to the front elevation. Recessed storage area. Over-stairs storage cupboard.

BEDROOM TWO 7'2" x 6'9" excl door recess (2.20 x 2.06 excl door recess)

Double-glazed window to the front elevation.

BATHROOM 6'3" x 5'2" (1.93 x 1.60)

Comprising a panel bath, low level toilet and sink unit. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property there is an open-plan lawned area.

COUNCIL TAX

Plymouth City Council  
Council tax band B

SERVICES

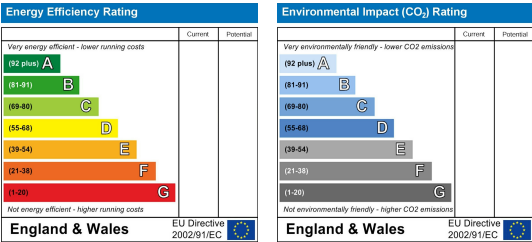
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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