



16 Coscombe Circus

Saltram Meadow, Plymouth, PL9 7FF

£299,950

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Nicely-presented mid-terraced house situated in this popular position in Coscombe Circus. The property has gardens to the front & rear elevations together with a garage with parking in front. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, generous open-plan kitchen/dining/family room leading onto the rear garden & ground floor study/optional 4th bedroom. The upper floors host the lounge, 3 further double bedroom, family shower room & an ensuite Jack and Jill bathroom. Double-glazing & central heating.



COSCOMBE CIRCUS, SALTRAM MEADOW, PL9 7FF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'11 x 6'5 at widest point (3.63m x 1.96m at widest point)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 16'2 x 18'11 at widest point (4.93m x 5.77m at widest point)

A superb room with French doors to the rear overlooking and opening onto the garden. Ample space for seating and dining table and chairs. Range of kitchen cabinets with matching fascias, work surfaces and splash-backs. Built-in oven and grill. Separate 4-burner gas hob with a stainless-steel splash-back and a cooker hood above. Built-in dishwasher. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Under-stairs pantry with shelving.

STUDY/OPTIONAL 4TH BEDROOM 10'6 x 6'4 (3.20m x 1.93m)

Window with a fitted blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 8'2 x 3'2 (2.49m x 0.97m)

Fitted with a wc and a pedestal basin. Wall-mounted consumer unit.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase leading to the top floor.

LOUNGE 18'10 x 9'7 (5.74m x 2.92m)

Situated to the rear. 2 windows providing views towards Plymouth.

FAMILY SHOWER ROOM 8'5 x 5'9 (2.57m x 1.75m)

Comprising an enclosed shower cubicle, wc and pedestal basin. Partly-tiled walls.

BEDROOM THREE 14'11 x 10'8 at deepest point (4.55m x 3.25m at deepest point)

2 windows with fitted blinds to the front elevation.

TOP FLOOR LANDING

Providing access to the top floor accommodation. Book shelving. Loft hatch. Built-in boiler cupboard.

BEDROOM ONE 18'7 x 9'7 (5.66m x 2.92m)

Situated to the rear elevation. 2 windows providing lovely views towards Plymouth. Doorway opening into the Jack and Jill bathroom.

JACK AND JILL BATHROOM 8'7 x 5'9 (2.62m x 1.75m)

Comprising a bath, pedestal basin and wc. Partly-tiled walls.

BEDROOM TWO 14'9 x 7'7 (4.50m x 2.31m)

2 windows with fitted blinds to the front elevation providing nice views over the Circus towards Plymstock.

GARAGE 18'10 x 9'2 (5.74m x 2.79m)

Up-&-over door to the front elevation. Pitched roof providing some over-head storage. Power and lighting. Parking space in front of the garage.

OUTSIDE

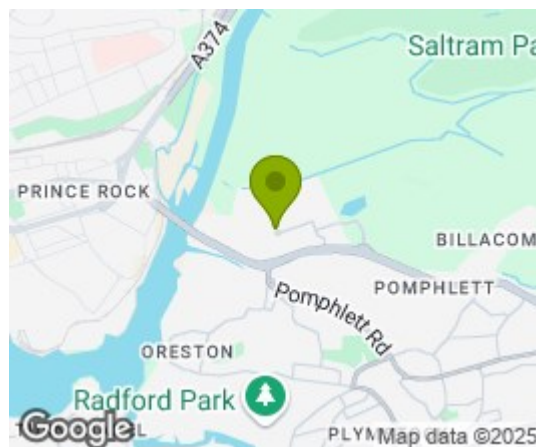
The garden to the front is laid to chippings and a pathway leads to the main front door. The rear garden has been landscaped with areas laid to patio, artificial grass and chippings. There is a rear access gate.

COUNCIL TAX

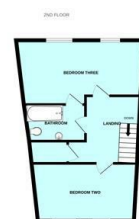
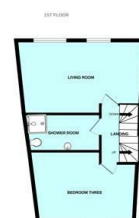
Plymouth City Council
Council tax band D

SERVICES

Area Map



Floor Plans

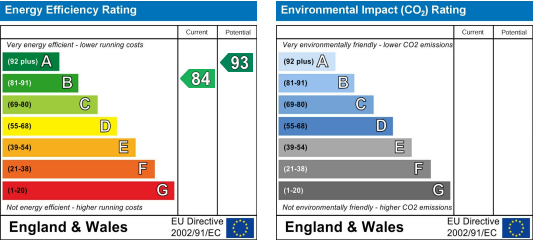


The property is connected to all the mains services: gas, electricity, water and drainage.

AGENT'S NOTE

There is an annual service charge of approximately £186 for maintenance of the communal areas.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk