



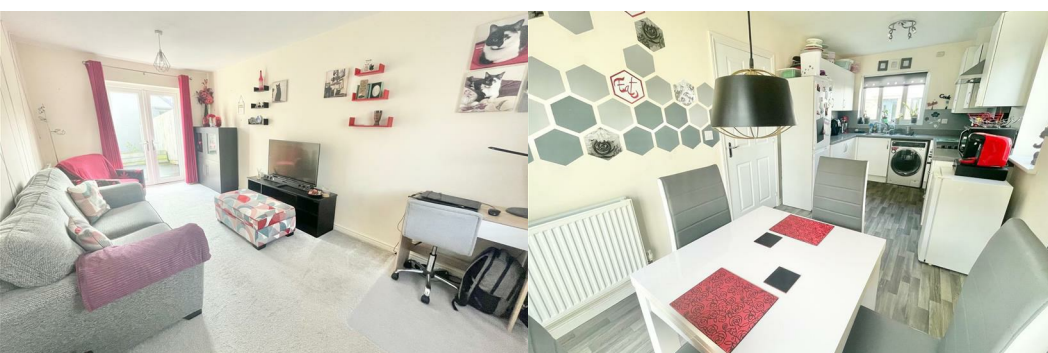
28 Perryfield Place

Saltram Meadow, Plymouth, PL9 7FT

£280,000



Very pleasant good-sized 3-bedroom semi-detached family home located in the popular Saltram Meadow development. The accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms, master ensuite shower and family bathroom. Rear enclosed lawn garden, garage & driveway. Double-glazing & central heating.



PERRYFIELD PLACE, SALTRAM MEADOW, PL9 7TF

ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door with obscured double-glazed side panel leading into the entrance hall.

ENTRANCE HALL 13'9" x 6'8" (4.20 x 2.04)

Providing access to the accommodation. Stairs rising to the first floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'8" x 4'5" (2.04 x 1.37)

Fitted with a pedestal wash basin and low level toilet. Obscured double-glazed window to the rear elevation.

LOUNGE 18'6" x 9'6" (5.66 x 2.91)

A dual aspect main reception room with a double-glazed window to the front elevation and French-style double doors leading out onto the rear deck.

KITCHEN/DINING ROOM 18'7" x 8'2" (5.67 x 2.50)

A triple aspect room with double-glazed windows to the front and side elevations together with French-style double doors leading out onto the rear patio. Within the kitchen area there is a series of white matching eye-level and base units with grey work surfaces and matching up-stands. Built-in appliances including stainless-steel canopied extractor hood above the electric hob with an electric oven beneath. Space and plumbing for washing machine. Space for fridge-freezer. Additional plumbing for a dishwasher. Cupboard concealing the gas boiler.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Double-glazed window to the rear elevation.

BEDROOM ONE 13'3" x 9'7" (4.05 x 2.93)

Double-glazed window to the rear elevation. Range of fitted bedroom furniture including wardrobes, bedside units and over-head storage cupboards. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 8'5" x 4'11" (2.59 x 1.50)

Comprising a corner shower cubicle with tiled area surround, shower unit with spray attachment, pedestal wash basin and a low level toilet. Obscured double-glazed window to the front elevation.

BEDROOM TWO 10'0" x 8'0" (3.05 x 2.44)

A dual aspect room with double-glazed windows to the front and side elevations.

BEDROOM THREE 8'2" x 7'11" (2.50 x 2.42)

Double-glazed window to the rear elevation.

BATHROOM 7'11" x 6'3" (2.42 x 1.92)

White modern suite comprising a panel bath with a tiled area surround, pedestal wash basin and wc. Obscured double-glazed window to the front elevation.

GARAGE

Up-&-over door to the front elevation. Driveway providing access.

OUTSIDE

There is an open gravelled area to the front of the property. To the rear there is a fenced and walled enclosed garden with a lawned central area, patio sitting area and decked area adjacent to the rear of the property. A pathway leads down to the single garage.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

AGENT'S NOTE

The property is leasehold with 989 years remaining of a 999 year lease. The annual ground rent/service charge is £179.

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.

Area Map



Floor Plans



Energy Efficiency Graph

