



43 Southgate Avenue

Plymstock, Plymouth, PL9 9LW

Offers Over £295,000



Superbly-presented semi-detached house situated in this ever popular residential location. The accommodation briefly comprises an entrance hall, lounge with hard wood floor, extended kitchen/dining room to the rear & on the first floor there are 3 bedrooms & bathroom featuring a bath & separate shower. Driveway, garage & full-width hardstand to the front. Landscaped garden to the rear backing onto woodland. Double-glazing & central heating.



SOUTHGATE AVENUE, PLYMSTOCK, PL9 9LW

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Tiled floor. Staircase ascending to the first floor. Doors providing access to the ground floor accommodation.

LOUNGE 14'8 x 14'4 (4.47m x 4.37m)

Window to the front elevation. Hard wood flooring.

KITCHEN/DINING ROOM 19'1 x 14'7 max dimensions (5.82m x 4.45m max dimensions)

An extended room situated to the rear of the property. Fitted with a breakfast bar and ample space for dining table and chairs. Under stairs storage cupboard. Range of base and wall-mounted modern cabinets with matching work surfaces. Inset one-&a-half bowl single drainer sink unit. Built-in double oven and grill. 5-burner gas hob with a glass splash-back and cooker hood above. Integral dishwasher and washing machine. Space for an American-style fridge-freezer. Dual aspect with windows to the rear and side elevations. Feature vaulted ceiling to the rear of the room. Within the dining area double doors lead to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard.

BEDROOM ONE 14'7 x 8'6 (4.45m x 2.59m)

Situated to the rear of the property and running the full-width. Window to the rear elevation overlooking the garden.

BEDROOM TWO 8'10 x 8'6 (2.69m x 2.59m)

Window to the front elevation.

BEDROOM THREE 10'11 x 5'9 (3.33m x 1.75m)

Window to the front elevation.

BATHROOM 9'1 x 5'11 (2.77m x 1.80m)

Comprising a double-ended bath with a floor-mounted mixer tap, separate enclosed shower with waterproof panelling and a fitted shower system, wc and pedestal basin. Partly-tiled walls. 2 obscured windows to the side elevation.

GARAGE 16'6 x 8'2 (5.03m x 2.49m)

Timber double doors to the front elevation. Window to the side elevation.

OUTSIDE

Concrete patterned driveway and hardstand to the front of the property. The driveway continues alongside the house through timber gates accessing the garage. There is a patio area laid adjacent to the property. Beyond the patio area there is a natural stone paved patio area with retained shrub and flower beds. There is an area laid to chippings and steps lead to the top of the garden which has a patio area.

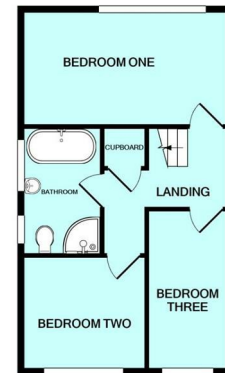
COUNCIL TAX

Plymouth City Council
Council tax band C

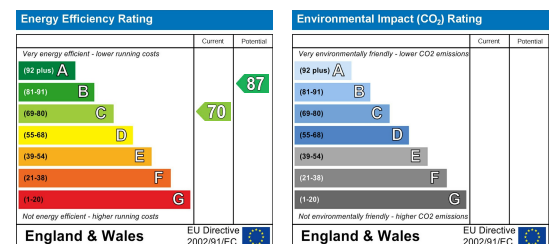
Area Map



Floor Plans



Energy Efficiency Graph



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