



9 Sourton Square

Saltram Meadow, Plymouth, PL9 7FR

Offers Over £300,000



Mid-terraced 3-storey house in a lovely position overlooking the square. To the rear there is an enclosed westerly-facing garden leading to the garage plus an additional parking bay. The accommodation is very nicely presented & briefly comprises an entrance hall with downstairs cloakroom/wc, dual aspect lounge opening onto the garden & a dual aspect kitchen/dining room. The upper floors host 2 generous landings together with 4 bedrooms, family bathroom & master ensuite shower. Double-glazing & central heating.



SOURTON SQUARE, SALTRAM MEADOW, PL9 7FR

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'1 x 7'2 (3.38m x 2.18m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

KITCHEN/DINING ROOM 16'2 x 8'2 (4.93m x 2.49m)

Windows with fitted blinds to both the front and rear elevations. Space for table and chairs, including a fitted bench seat. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven and hob with a cooker hood above. Space for free-standing American-style fridge-freezer. Space and plumbing for washing machine. Integral dishwasher.

LOUNGE 16'2 x 9'7 (4.93m x 2.92m)

Window with fitted blind to the front elevation. Double-glazed doors with fitted blinds to the rear opening onto the garden.

DOWNSTAIRS CLOAKROOM/WC 7'2 x 4'8 (2.18m x 1.42m)

A spacious downstairs wc incorporating a wc and pedestal basin with a tiled splash-back. Obscured window with a tiled sill to the rear elevation.

FIRST FLOOR LANDING 16'2 x 7'2 (4.93m x 2.18m)

Dual aspect with windows with fitted blinds to both the front and rear elevations. Doors providing access to the accommodation. Staircase ascending to the top floor.

BEDROOM ONE 11'11 x 9'8 (3.63m x 2.95m)

A full-height window to the front elevation. Built-in wardrobes with sliding doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'6 x 4'11 (2.90m x 1.50m)

Comprising a double-sized enclosed tiled shower with a glass screen and a built-in shower system, pedestal basin with a tiled splash-back and wc. Obscured window to the rear elevation.

BEDROOM TWO 16'2 x 8'4 (4.93m x 2.54m)

A dual aspect room with a full-height window to the front elevation and a window to the rear.

TOP FLOOR LANDING 16'2 x 7'2 (4.93m x 2.18m)

A dual aspect landing with windows with fitted blinds to the front and rear elevations. Recessed cupboard with shelving.

BEDROOM THREE 16'2 x 8'6 (4.93m x 2.59m)

A dual aspect room with windows to the front and rear elevations.

BEDROOM FOUR 9'10 x 8'7 (3.00m x 2.62m)

Window to the front elevation.

FAMILY BATHROOM 9'7 max depth x 7'3 (2.92m max depth x 2.21m)

Comprising a bath with a mixer tap shower over and a tiled surround, pedestal basin with a tiled splash-back and wc. Obscured window to the front elevation.

GARAGE 18'11 x 10'6 (5.77m x 3.20m)

Up-&-over door to the front elevation. Side access door. Pitched roof.

GARDEN

The rear garden enjoys a westerly-facing aspect and is mainly laid to lawn. A paved patio is laid adjacent to the property. The parking bay is next to the 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

Please note that the property is currently leasehold but freehold can be applied for after completion of sale.

Current lease started in December 2015 for 999 years

Ground rent £150 per annum

Annual Service Charge £180 per annum

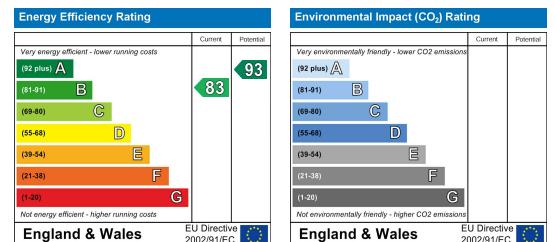
Area Map



Floor Plans



Energy Efficiency Graph



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