



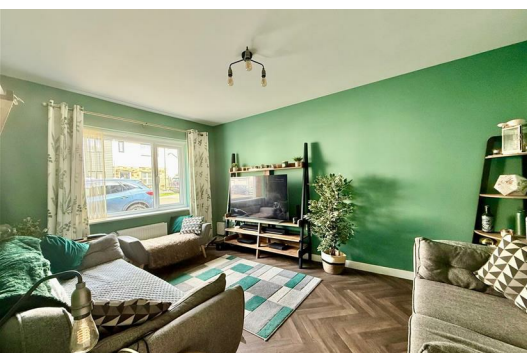
15 Halecombe Road

Saltram Meadow, Plymouth, PL9 7FQ

£375,000



Superbly-presented modern detached house situated in this popular position. The house enjoys a southerly-facing landscaped garden to the rear together with garage & parking space. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, open-plan kitchen/dining room leading onto the garden, separate utility room, which could be used as a study, 4 first floor double bedrooms accessed off a generous landing, family bathroom & master ensuite shower room. Double-glazing & central heating.



HALECOMBE ROAD, SALTRAM MEADOW, PL9 7FQ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 16'6 x 4'3 (5.03m x 1.30m)

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

LOUNGE 14'5 x 10'1 (4.39m x 3.07m)

Window with fitted blind to the front elevation.

KITCHEN/DINING ROOM 23' x 11' (7.01m x 3.35m)

An open-plan room running the full-width of the property. Window with fitted blind overlooking the garden. French doors with fitted blinds overlooking and opening onto the garden. Within the dining area there is ample space for a dining table and chairs and seating. The kitchen area is fitted with a range of matching wall-mounted cabinets and base units with work surfaces and matching splash-backs. Built-in oven. 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Space and plumbing for a dishwasher. Space for free-standing fridge-freezer. Wall-mounted Ideal gas boiler concealed by a matching cabinet. Inset ceiling spotlights within the kitchen area.

UTILITY ROOM/STUDY 7'9 x 6'3 (2.36m x 1.91m)

Currently used as a utility room with plumbing for a washing machine. Fitted work surface. Additional space for a tumble dryer. Coat hooks. Window with fitted blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 7'9 x 3'1 (2.36m x 0.94m)

Fitted with a wc and pedestal basin with a tiled splash-back.

FIRST FLOOR LANDING 15'2 x 6'6 incl stairs (4.62m x 1.98m incl stairs)

Providing a spacious approach to the first floor accommodation. Loft hatch. Window to the side elevation.

BEDROOM ONE 11'1 x 9'7 (3.38m x 2.92m)

Window with a fitted blind to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'8 x 3'3 (2.95m x 0.99m)

Comprising an enclosed tiled shower, basin and wc. Partly-tiled walls. Obscured window to the front elevation.

BEDROOM TWO 11'3 x 9' (3.43m x 2.74m)

Window with a fitted blind to the rear elevation.

BEDROOM THREE 11'4 x 8'11 (3.45m x 2.72m)

Window with a fitted blind to the rear elevation.

BEDROOM FOUR 9'8 x 7'10 (2.95m x 2.39m)

Currently used as a dressing room. Window with a fitted blind to the front elevation.

FAMILY BATHROOM 7'5 x 6'6 (2.26m x 1.98m)

Comprising a bath with a tiled area surround, shower system over and a glass screen, pedestal basin and wc. Towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 19'4 x 9'8 (5.89m x 2.95m)

Situated in a bloc behind the property. Up-&-over door to the front elevation. Rear access door. Pitched roof. Parking in front of the garage.

OUTSIDE

To the rear there is a southerly-facing landscaped garden laid to decking and artificial grass. There are shrub beds and a rear access gate provides external access to the rear garden and garage.

COUNCIL TAX

Plymouth City Council
Council tax band D

AGENT'S NOTE

There is an annual service of £185.

SERVICES

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

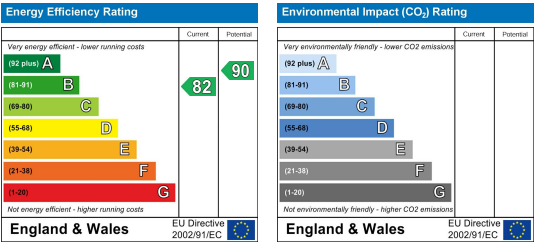
Area Map



Floor Plans



Energy Efficiency Graph



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