



## 8 Fleetwood Gardens

Southway, Plymouth, PL6 6FA

**Offers Over £230,000**



An end-terrace house situated in Southway. The accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, lounge/diner, 3 bedrooms, family bathroom & separate en-suite. The property has the benefit of uPVC double-glazing & gas central heating. Externally a rear garden & allocated parking space to the rear.





FLEETWOOD GARDENS, SOUTHWAY, PLYMOUTH, PL6 6FA

ACCOMMODATION

Entrance via a composite front door with obscured glazed panel which opens into the entrance hall.

ENTRANCE HALL 10'8" x 7'1" (3.26m x 2.17m)

Wood-effect LVT flooring. Door leading through to the cloakroom, kitchen, breakfast room & lounge/diner. Staircase rising to the first floor landing. Ceiling spotlights.

CLOAKROOM 6'11" x 3'2" (2.12m x 0.97m)

Matching suite of close coupled wc & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the front. Extractor fan. Wood-effect LVT flooring.

KITCHEN/BREAKFAST ROOM 10'8" x 8'8" (3.26m x 2.65m)

Matching base & wall mounted units to include an integrated fridge/freezer, oven, washer-dryer & dishwasher. Roll edge work surfaces have inset single drainer sink unit with mixer tap. A 4 ring induction hob with contemporary hood over. Wall mounted boiler concealed in unit. uPVC double-glazed window to the front. Ceiling spotlights. Wood-effect LVT flooring.

LOUNGE/DINER 13'10" narrowing to 6'7" x 12'5" widening to 16'0" (4.23m narrowing to 2.01m x 3.81m widening to 4.88m)

Wood-effect LVT flooring. Ceiling spotlights. Door to under-stairs storage cupboard. Ample space for dining table. uPVC double-glazed French doors open to the rear garden. uPVC double-glazed window to the rear.

FIRST FLOOR LANDING 11'3" x 6'6" (3.45m x 1.99m)

Access hatch to roof void. Door to shelved airing cupboard. Further door leading through to the bedrooms & bathroom.

BEDROOM ONE 9'11" x 9'3" (3.03m x 2.84m)

Fitted wardrobes. Hanging rail & shelving partly running along one wall. uPVC double-glazed window to the rear. Door to the en-suite.

EN-SUITE 6'9" x 4'5" maximum (2.07m x 1.37m maximum)

Matching suite of shower cubical with fitted Mira electric shower, pedestal wash hand basin & close coupled wc. Part-tiled walls. Obscured uPVC double-glazed window to the side. Tiled floor.

BEDROOM TWO 9'11" x 9'3" (3.04m x 2.83m)

uPVC double-glazed window to the front.

BEDROOM THREE 6'8" x 6'6" (2.05m x 1.99m)

uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 6'11" x 6'5" (2.11m x 1.98m)

Matching suite of panelled bath with fitted shower over, close coupled wc & pedestal wash hand basin. Part-tiled walls. Tiled floor. Obscured uPVC double-glazed window to the front.

OUTSIDE

The property is approached via a paved path leading to the front door, this is bordered on one side by a section of stone chippings. To the rear a south-facing rear garden. A large paved patio seating area, providing a nice space to entertain family & friends on. A couple of steps lead up to a path leading to the rear boundary, whereby there is a wooden gate. Running along one side is a section of astroturfing. Boundaries are wood panel fencing. Allocated car parking space to the rear.

SERVICE CHARGE

Annual service charge of £222 paid to Remus Management Company.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

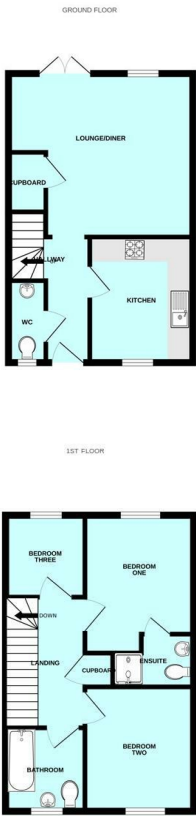
SERVICES

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

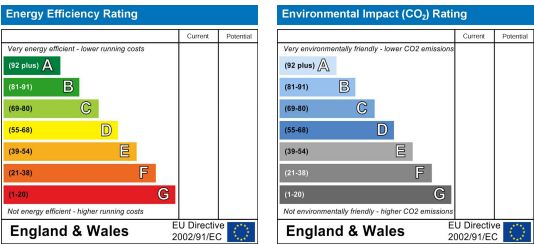
Area Map



Floor Plans



Energy Efficiency Graph



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