



## 15 LONGWOOD CLOSE

PLYMPTON, PLYMOUTH, PL7 2HD

£250,000  
FREEHOLD

A very nicely presented three bedroom terrace house with gardens front and rear and a garage in a nearby block situated in the Plympton area of Plymouth. Accommodation comprises of lounge, kitchen/diner, three bedrooms and a bathroom. Further benefiting from gas central heating and uPVC double glazing. An early viewing is recommended to avoid disappointment.



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- Mid Terrace House
- Three Bedrooms
- Front & Rear Gardens
- Kitchen/Diner
- Garage in Nearby Block
- Viewing Highly Recommended



## Entrance:

Via sliding uPVC door into:

## Entrance Porch:

Further glazed door into:

## Hallway:

Stairs rising to first floor, radiator and door to understairs cupboard and further doors to:

## Lounge: 3.90m x 3.31m (12'9" x 10'10")

uPVC double glazed window to the front, radiator and feature fireplace surround. Double opening into dining area.

## Kitchen/Diner: 5.21m x 3.20m (17'1" x 10'5")

uPVC double glazed door and window to the rear and uPVC double glazed sliding doors onto garden. Wall and floor mounted matching units with roll edge worktops and breakfast bar area. Single drainer sink unit with mixer tap over, integrated dishwasher and washing machine and space for cooker and fridge/freezer. Opening into lounge and upright radiator.

## Landing:

Doors to all upstairs rooms and access to loft space.

## Bedroom 1: 4.00m x 3.15m (13'1" x 10'4")

uPVC double glazed window to the front and radiator.

## Bedroom 2: 3.50m x 2.84m (11'5" x 9'3" )

uPVC double glazed window to the rear and radiator.

## Bedroom 3: 3.12m max x 1.98m (10'2" max x 6'5")

uPVC double glazed window to the front, radiator and door to an overstairs cupboard.

## Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath, corner shower cubicle with glazed screen, pedestal wash hand basin and low flush W.C. Tiling to all walls and to shower area with radiator.

## Outside:

To the front of the property is a stone chipped garden area with flower borders and a path leading to the front door. To the rear is a patio area leading onto a lawned garden with borders and further path leading down the garden with a storage shed, rear access and a further raised patio.

## Garage:

Situated in a nearby block with access from the back garden is a single garage.

## Additional Information:

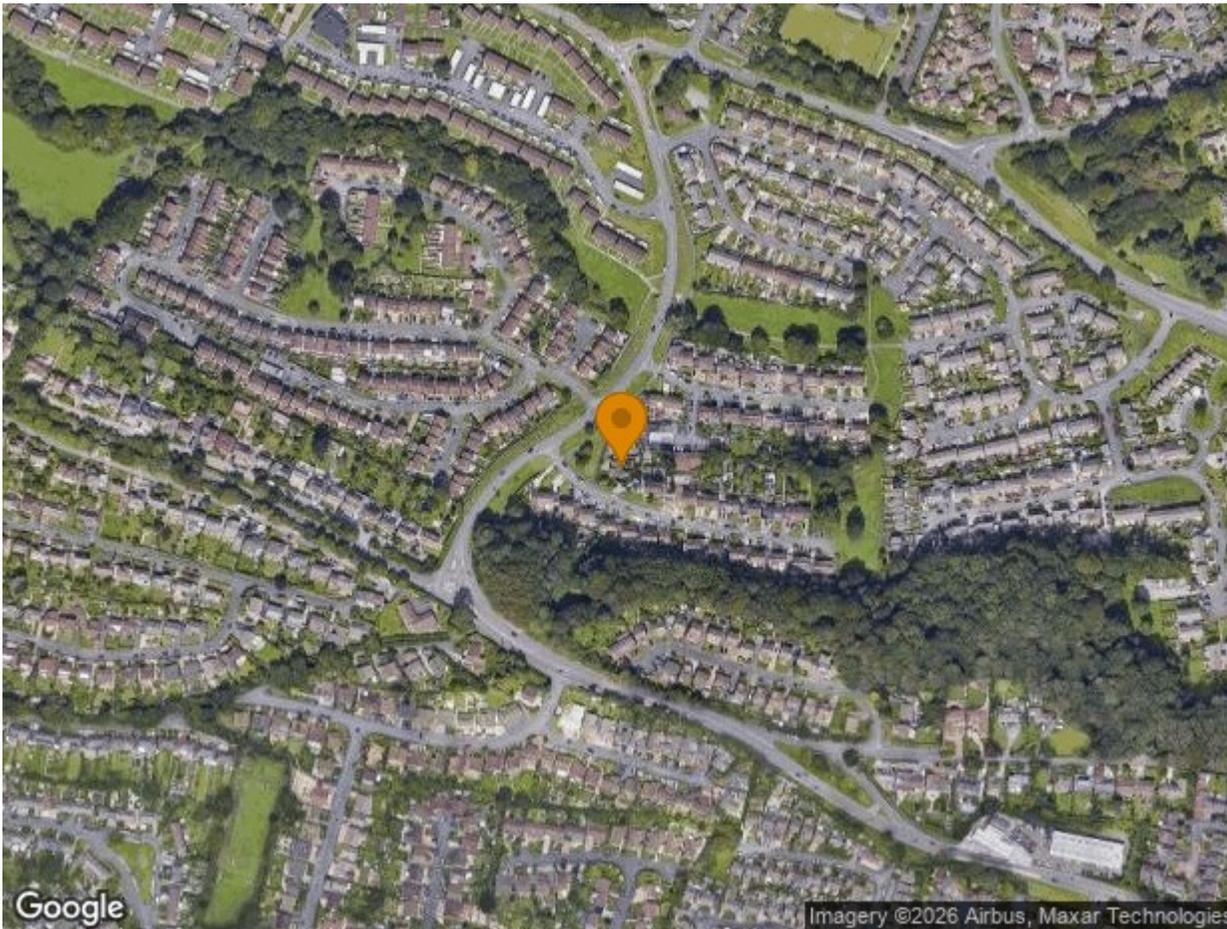
- \* Council Tax - B - £1808.67
- \* Construction - Standard
- \* Parking - On street and Garage.

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Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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