



**21 Grantham
Close,
Plympton,
Plymouth,
PL7 1UL**

**Guide Price
£250,000**



MILLINGTON TUNNICLIFF

21 Grantham Close, Plympton, Plymouth, PL7 1UL



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EPC

68



FULL DESCRIPTION

Coming to the market for the first time in 50 years, this three-bedroom semi-detached family home occupies an enviable end plot at the end of a quiet cul-de-sac. While requiring some internal modernisation, the property offers fantastic potential to create a wonderful family home, with scope for side and rear extensions (subject to the necessary planning consents). The corner plot gardens, two garages-including one in a nearby block-and off-road parking add to its appeal. Ready for its next chapter, this is a home waiting for its new owners to make it their own.

ENTRANCE HALL

Entered via a double glazed door into the hallway, doors to the downstairs WC, door to the lounge/diner, storage cupboard, stairs rising to the first floor accommodation.

DOWNSTAIRS WC

Fitted with a two piece suite to include low level WC and wash hand basin, radiator, double glazed window to the front elevation.

LOUNGE/DINER

22' 10" x 12' 3" (6.98m x 3.75m)

Double glazed window to the front elevation, double glazed sliding patio doors to the rear elevation overlooking the garden, two radiators, door to under-stairs storage cupboard, opening into the kitchen.

KITCHEN

9' 4" x 7' 0" (2.87m x 2.15m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker with extractor hood over, wall

mounted gas combination boiler serving the central heating and hot water system, double glazed window to the rear elevation overlooking the garden.

FIRST FLOOR LANDING

Doors leading to the bedrooms and shower room, door to the airing cupboard, access to the loft space.

BEDROOM 1

12' 0" x 8' 3" (3.68m x 2.52m)

Double glazed window to the front elevation, radiator.

BEDROOM 2

8' 11" x 8' 11" (2.74m x 2.72m)

(To built-in wardrobes)

Double glazed window to the rear elevation, radiator, built in wardrobes with ample hanging space and shelving.

BEDROOM 3

8' 9" x 6' 2" (2.67m x 1.88m)

Double glazed window to the front elevation, radiator, built in cupboards offering ample storage space.

SHOWER ROOM

Recently refitted with a walk-in shower area with electric shower, wash hand basin and low level WC, waterproof panelling to all walls, radiator, double glazed window to the rear elevation.



OUTSIDE

To the front of the property there is a lawned garden, with a driveway and hardstand to one side. The garage is positioned to the side of the property and offers power and light and metal up and over door. The second garage is positioned in front of the property in a nearby block, with metal up and over door. The rear garden is mainly laid to lawn with a decked area leading from the lounge/diner. The garden is fully enclosed and backs onto open fields and towards Hardwick Woods.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band B

Mains Gas & Electric

Mains Water

Virgin Media Available To The Property

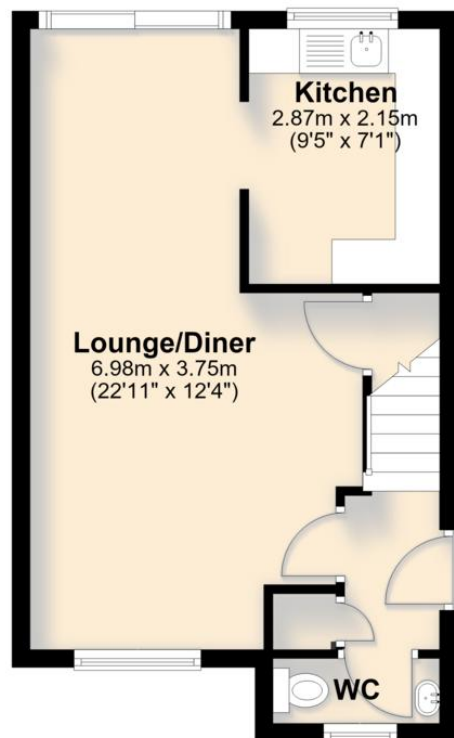
Two Garages & Driveway Parking



FLOORPLAN

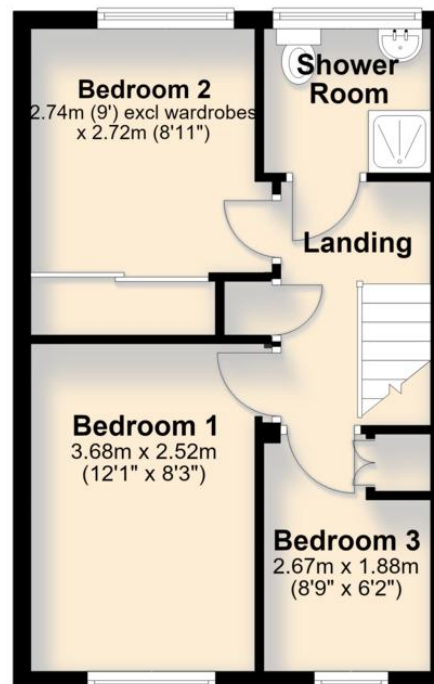
Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)

CONTACT

**19 Fore Street, Ivybridge, Devon,
PL21 9AB**

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



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