



**38 Garden
Park Close,
Plymouth,
PL9 8JL**

Guide Price
£305,000




MILLINGTON TUNNICLIFF

38 Garden Park Close, Plymouth, PL9 8JL



3



1



3



C



EPC

64



FULL DESCRIPTION

A 3 double bedroom end terraced house located towards the top of this popular cul de sac within the heart of Elburton, close to the primary school. The house has been extended and offers an entrance porch, living room, dining room, kitchen and breakfast room with cloakroom on the ground floor, together with the landing, the 3 bedrooms and 4 piece bathroom/WC on the upper floor. The house is Upvc double glazed, gas centrally heated and has a driveway leading to an integral garage (garage has French doors). Externally there is a front garden and enclosed rear garden. EPC D 64.

GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed entrance door.

LIVING ROOM

15' 5" x 11' 3" (4.72m x 3.43m)

Upvc double glazed window to front, feature wood burner, opening to:

DINING ROOM

12' 9" x 9' 9" (3.89m x 2.98m)

Patio doors to rear garden, stairs to upper floor with under stair storage.

KITCHEN

9' 9" x 8' 0" (2.98m x 2.45m)

Range of base units and work surfaces, single drainer sink unit, door to integral garage and opening to:

BREAKFAST ROOM EXTENSION

12' 11" x 6' 11" (3.96m x 2.12m)

Upvc double glazed window to rear and French doors to garden.

CLOAKROOM

Upvc double glazed window to rear, low level WC.

FIRST FLOOR

LANDING

Upvc double glazed window to rear.

BEDROOM 1

12' 4" x 11' 6" (3.77m x 3.51m)

Upvc double glazed window to front, radiator.

BEDROOM 2

11' 8" x 11' 6" (3.58m x 3.53m)

Upvc double glazed window to front, cupboard housing gas central heating boiler.

BEDROOM 3

10' 0" x 9' 5" (3.05m x 2.88m)

Upvc double glazed window to rear, radiator.

BATHROOM/WC

9' 11" x 8' 3" (3.03m x 2.53m)

Upvc double glazed windows to rear, 4 piece suite comprising bath, shower, wash basin and low level WC, built in store cupboard. Access to loft with loft ladder.

EXTERIOR

The house has a front garden and driveway to the garage. At rear there is an enclosed garden with westerly aspect.

INTEGRAL GARAGE

17' 11" x 8' 2" (5.48m x 2.49m)

With Upvc double glazed windows to front and French doors, door to kitchen.

TENURE

Freehold.



COUNCIL TAX

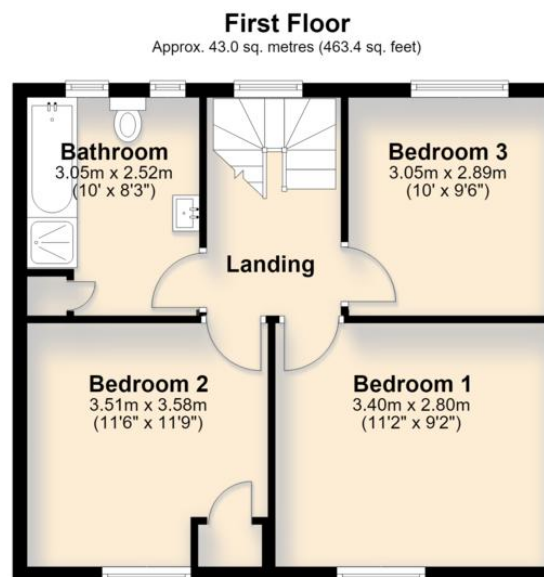
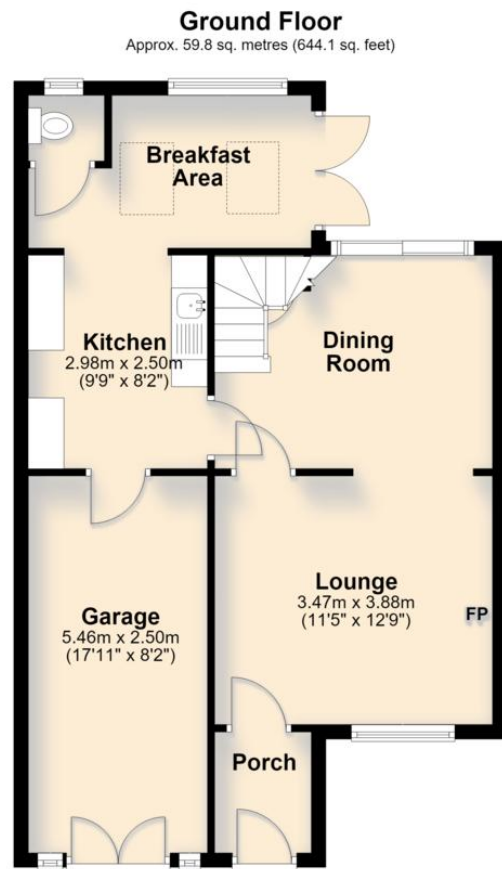
Band C.

ADDITIONAL INFORMATION

The house has mains water, drainage, gas and electric. Cable/broadband connected. We understand cable and broadband are connected. The house is of conventional cavity construction under a pitched tile clad roof.



FLOORPLAN



Total area: approx. 102.9 sq. metres (1107.5 sq. feet)

CONTACT

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