



## 20 Haycroft Mews

Saltram Meadow, Plymouth, PL9 7GQ

£300,000



Nicely-located semi-detached house occupying a level site with 2 parking spaces to the front & a garden to the rear. The accommodation briefly comprises an entrance with downstairs cloakroom/wc, lounge, kitchen/dining room opening onto the garden, 3 bedrooms, family bathroom & master ensuite shower room. Double-glazing, central heating and solar panels.



## HAYCROFT MEWS, SALTRAM MEADOW, PL9 7GQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 4'5 x 3'6 (1.35m x 1.07m)

Providing access to the ground floor accommodation. Laminate flooring.

### DOWNSTAIRS CLOAKROOM/WC 4'11 x 2'9 (1.50m x 0.84m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Consumer unit. Obscured window to the front elevation.

### LOUNGE 16'1 x 16'1 (4.90m x 4.90m)

Staircase rising to the first floor. Laminate flooring. Window to the front elevation. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 15'11 x 8'3 (4.85m x 2.51m)

Ample space for dining table and chairs. Range of kitchen cabinets with matching fascias, work surfaces and tiles splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. 4-burner gas hob with a glass splash-back and a cooker hood above. Space and plumbing for a washing machine and dishwasher. Space for free-standing fridge-freezer. Under-stairs storage cupboard. Laminate flooring throughout. French doors with fitted blinds to the rear opening onto the garden. Additional window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in cupboard. Loft hatch.

### BEDROOM ONE 12'9 x 8'11 (3.89m x 2.72m)

Situated to the front elevation. Built-in over-stairs cupboard fitted with a hanging rail and shelving. Laminate flooring. Window with fitted blinds to the front elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'5 x 4'11 (1.65m x 1.50m)

Comprising an enclosed tiled shower, wc and pedestal basin. Mirrored medicine cabinet. Wall-mounted towel rail/radiator. Obscured window to the front elevation.

### BEDROOM TWO 9'6 x 8'4 (2.90m x 2.54m)

Window with a fitted blind to the rear elevation. Laminate flooring.

### BEDROOM THREE 8'4 x 6'3 (2.54m x 1.91m)

Window to the rear elevation. Laminate flooring.

### BATHROOM 6'10 x 6' (2.08m x 1.83m)

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

### OUTSIDE

To the front there are 2 parking spaces, side by side. The rear garden is laid to lawn with bordering shrubs. There is also a paved patio area.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### AGENT'S NOTE

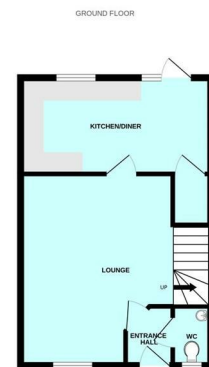
There is an annual management charge of approximately £202.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

