



5 MAPLE GROVE, PLYMPTON PLYMOUTH, PL7 1SQ

**£270,000
FREEHOLD**

Offered with no onward chain, and with superb views over Plympton, this semi detached house benefits from having gas central heating, double glazing, front and rear gardens, private driveway and garage with workshop below. The house has accommodation comprising of a dual aspect lounge, dining room, kitchen, 3 good sized bedrooms, bathroom and separate wc. A viewing is highly recommended.



5 MAPLE GROVE

- **No Onward Chain**
- 3 Bedrooms and
Bathroom
- Dual Aspect Lounge, • Gas CH,uPVC DG
Dining Room and Kitchen
- Elevated views to the rear • Front and Rear Gardens
- Garage, Driveway and
Workshop



Entrance:

uPVC framed porch to one side of the property with doors to kitchen and:

Hallway:

Stairs to first floor, doors to:

Dining Room: 3.7m x 2.47m (12'1" x 8'1")

Radiator and window to the front elevation.

Kitchen: 3.01m x 2.4m (9'10" x 7'10")

Range of wood fronted base and wall units with worktop surfaces. Stainless steel sink unit, space for washing machine, slot in oven and fridge. Understairs storage cupboard, door to side porch and window to rear with elevated views across Plympton.

Lounge: 5.58m x 3.63m x 2.61m (18'3" x 11'10" x 8'6")

(Narrowing to 8'6" or 2.61m at one end.) Dual aspect room with windows to the front and rear elevations. Feature fire surround with coal effect gas fire. Radiator.

Landing:

Separated by a couple stairs. Storage cupboard housing the combination boiler that supplies the hot water and central heating systems. Doors to:

Bedroom 1: 3.7m x 3.65m (12'1" x 11'11")

(measured into wardrobes). Radiator, range of wardrobes to one wall and window to the front.

Bedroom 2: 3.7m x 2.46m (12'1" x 8'0")

Radiator and window to the side.

Bedroom 3: 3.02 x 2.25m (9'10" x 7'4")

Over stairs cupboard, radiator and window to the rear with elevated views.

Bathroom:

Pannelled bath with shower over and folding screen, wash hand basin and towel radiator. Window to the rear.

Separate WC:

Low level wc and window to the side.

Garage: 4.75m x 2.52m (15'7" x 8'3")

Metal up and over door. Lighting and power and pit (accessible from workshop below)

Workshop: 4.8m x 2.38m (15'8" x 7'9")

Power and light.

Useful Information

* Council Tax Band - C Annual Cost £2067 25/26

* Construction - Standard

* Mains Gas, Electric, Sewage and Water, Gas Central Heating,

* Parking - Driveway & Garage

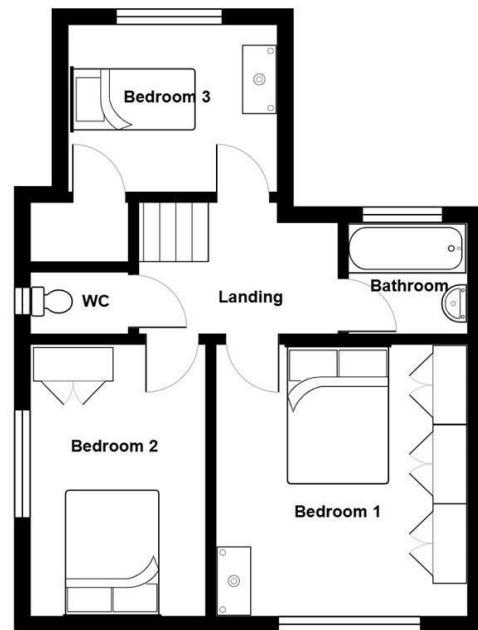
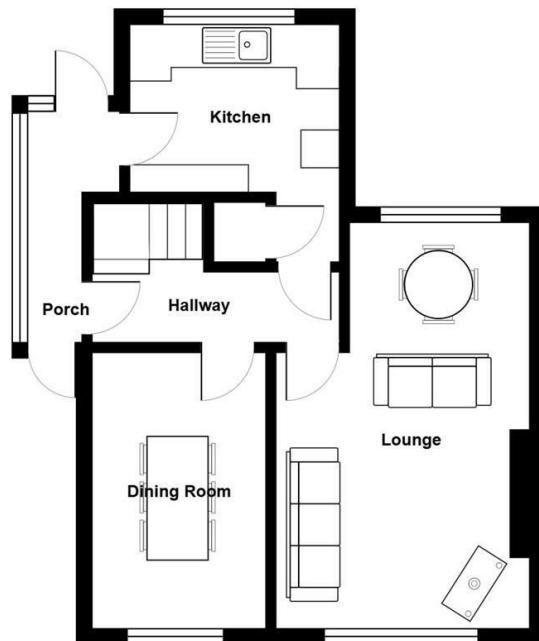
* Broadband - Standard-Available, Superfast- Available, Ultrafast- Available

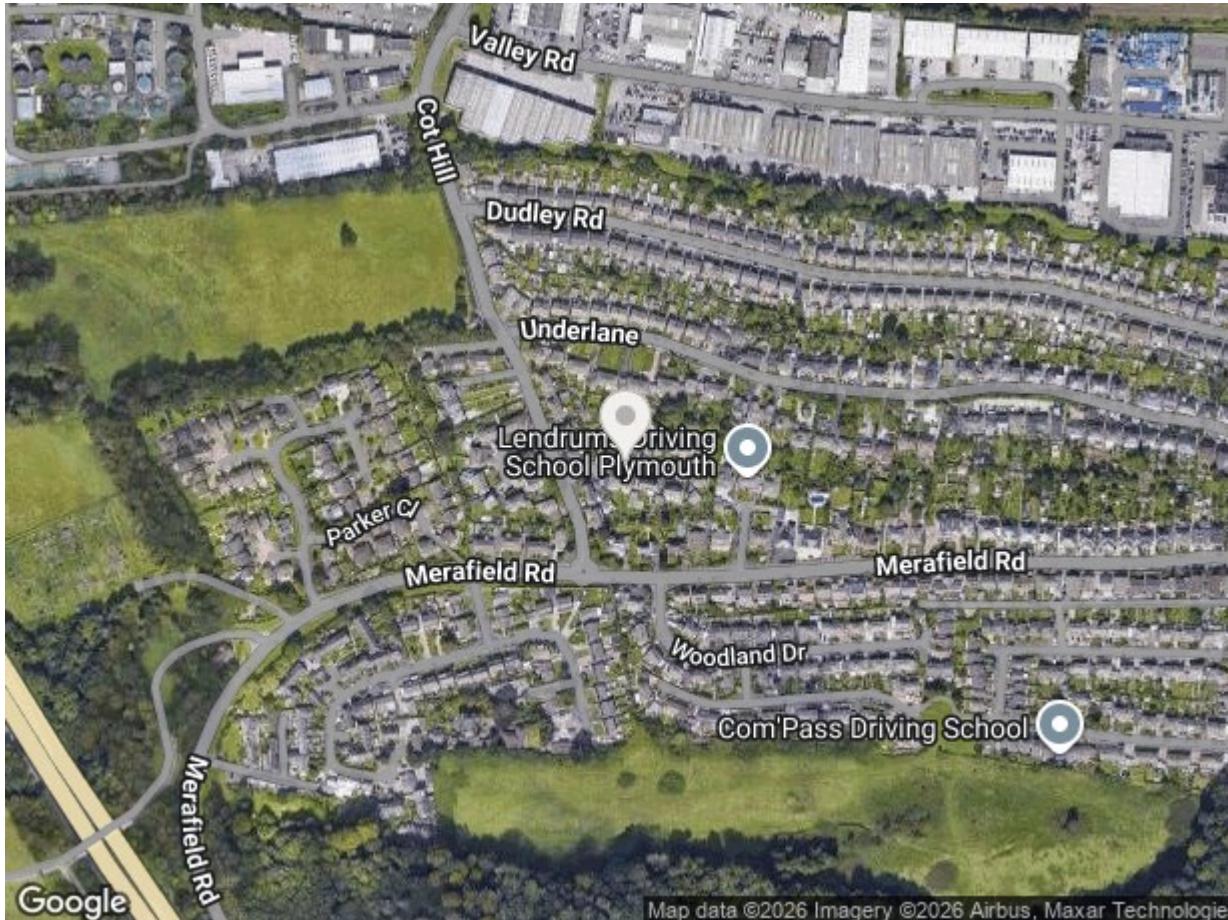
* Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited

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* Flood Risk - Surface - Low Risk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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