

23 GARDEN VILLAGE PLYMSTOCK



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

23 Garden Village | Plymstock | Plymouth | Devon | PL9 7EN

The Property

An entrance porch opens into the dining room, a generous and versatile space with plenty of room for a family dining table. A broad window brings in good natural light, while the staircase rises to the first floor with useful storage beneath.

Double doors connect the dining room with the sitting room, allowing the two reception rooms to be kept separate or opened together when entertaining. The sitting room is comfortably proportioned, with ample space for sofas and freestanding furniture, while a wide front window draws in plenty of natural light.

Positioned at the rear and accessed from the dining room, the fitted kitchen provides a practical range of cupboards, work surfaces and appliance space, together with a built-in oven and gas hob. A window overlooks the garden, while a door opens directly onto the decked seating area.

Upstairs are two double bedrooms. The principal bedroom is particularly well proportioned and includes fitted wardrobes, while the second bedroom also provides comfortable double accommodation.

The family bathroom is fitted with a panelled bath with shower over and glazed screen, a vanity wash basin, WC and heated towel rail. A window provides natural light and ventilation.

The property benefits from double glazing, with heating and hot water supplied by an air source heat pump, understood to have been installed in September 2019.

Outside

There is off-road parking for two vehicles at the front of the property.

The enclosed rear garden includes a raised decked terrace adjoining the house, providing a useful setting for outdoor dining and seating. Steps lead down to an area of lawn, with gravelled sections, established planting and space for pots and seasonal colour. A garden shed provides useful storage.

The Location

Garden Village is conveniently situated for Plymstock's schools, shops and everyday amenities, including the Broadway Shopping Centre and local healthcare facilities.

Plymouth city centre, Mount Batten and the surrounding South Devon countryside and coastline are also readily accessible, offering opportunities for walking, water sports and enjoying the South West Coast Path.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Property Details

Services:	Mains water, electricity, gas and drainage. Air source heat pump.
EPC Rating:	Current: D - 60, Potnetial: C - 73, Rating: D
Council Tax:	Band B
Tenure:	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: <u>01752 668000</u>

Directions

From the Elburton Inn, proceed to the roundabout and take the third exit onto Elburton Road, following signs towards Plymouth. Continue straight through the traffic lights and remain on Elburton Road for approximately one mile. At the next roundabout, take the second exit. Shortly afterwards, turn left immediately after the zebra crossing, then take the next left into Garden Village. Number 23 is located less than 150 yards along on the left-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

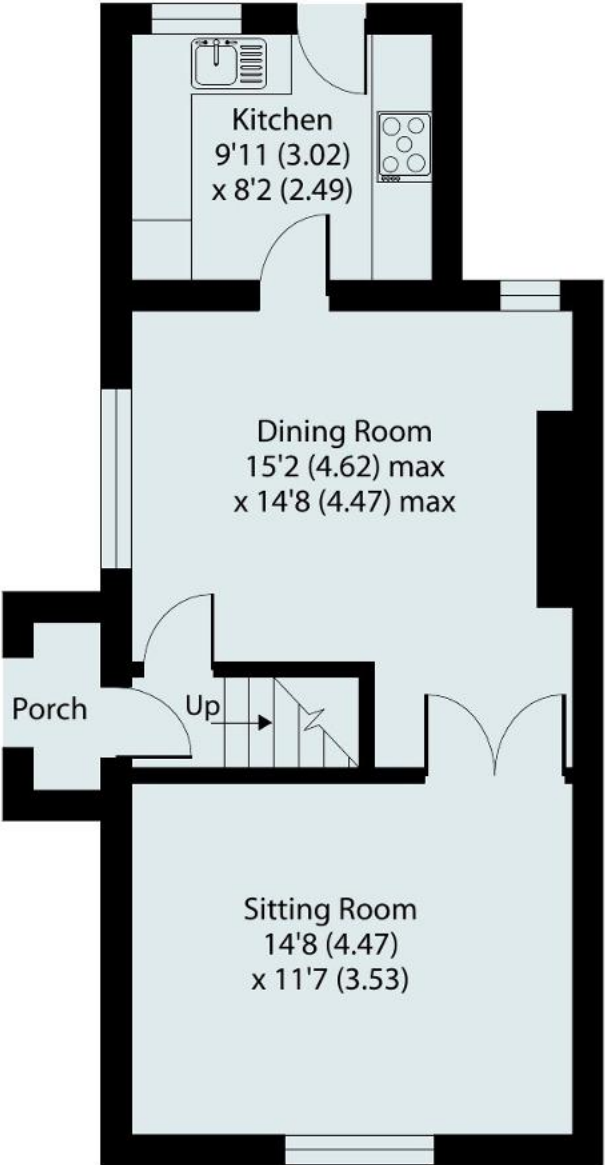
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

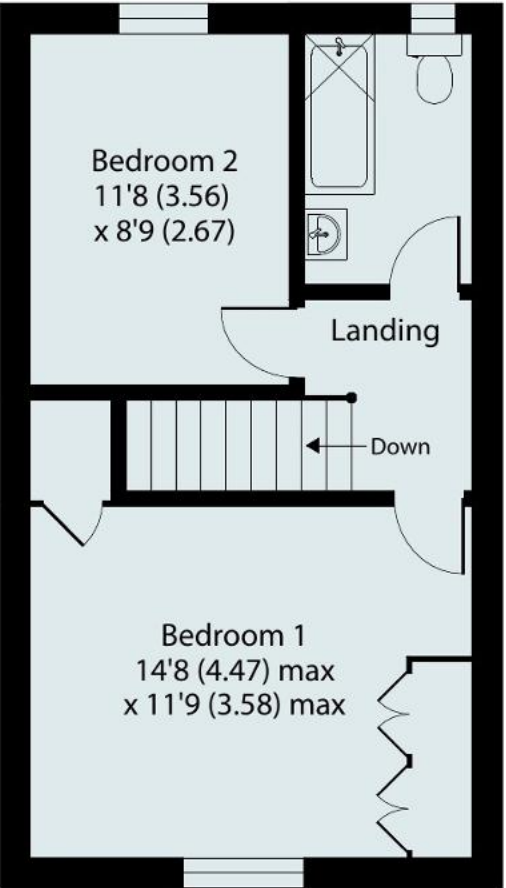
- Well-presented two-bedroom semi-detached home, approximately 905 sq ft of accommodation
- Off-road parking for two vehicles
- Two double bedrooms, principal with fitted wardrobes
- Sitting room and separate dining room
- Fitted kitchen with built-in oven and gas hob
- Family bathroom with shower over the bath
- Enclosed rear garden with raised decked terrace
- Air source heat pump providing heating and hot water. Double glazing
- Convenient for local schools, shops and amenities



Approximate Area = 905 sq ft / 84 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Marchand Petit Ltd. REF: 1499019

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.