



## 27 Swallows End

Plymstock, Plymouth, PL9 7DZ

£245,000



A lovely modern semi-detached house in a popular central Plymstock location with accommodation comprising kitchen/diner, lounge, 2 bedrooms, bathroom & ensuite shower area to bedroom one. Double-glazing & gas central heating. Low-maintenance rear garden & off-road parking. Being sold with no onward chain. Viewing highly recommended.



## SWALLOWS END, PLYMSTOCK, PLYMOUTH PL9 7DZ

### ACCOMMODATION

uPVC entrance door leading to the entrance hall.

### ENTRANCE HALL

Stairs rising to the first floor accommodation. Window to the side. Door leading into the lounge.

### LOUNGE 14'1" x 10'5" (14'2" x 10'6") (4.29 x 3.18 (4.31 x 3.20))

Double-glazed bay window to the front. Under-stairs storage cupboard. Glazed door leading into the kitchen/dining room.

### KITCHEN/DINING ROOM 13'10" x 8'0" (4.22 x 2.44)

Wooden parquet floor. Double-glazed French doors leading out to the garden. Modern fitted kitchen with matching eye-level, base units and wooden work surfaces with tiled splash-backs. Built-in 4-ring gas hob with double electric oven beneath and an extractor hood over. Inset single-drainer sink unit.

### FIRST FLOOR LANDING

Loft hatch. Window to the side. Cupboard housing the gas boiler.

### BEDROOM ONE 10'8" x 10'7" (3.25 x 3.23)

Double-glazed window to the front. Opening leading into the ensuite shower area.

### ENSUITE SHOWER AREA

Useful area with separate shower, tiled area surround, shower unit and spray attachment together with a built-in vanity sink unit with cupboard beneath. Obscured double-glazed window to the side.

### BEDROOM TWO 11'4" x 7'5" (3.45 x 2.26 (3.46 x 2.28))

Double-glazed window to the rear overlooking the garden and playing field.

### BATHROOM

Fitted with a white modern suite comprising panel bath with mixer tap, spray attachment and shower screen, pedestal wash handbasin and low-level wc. Obscured double-glazed window to the rear.

### OUTSIDE

The front and side areas of the property have been laid to gravel with a side gate leading through to the rear. The rear garden is enclosed by timber fencing and also laid to gravel. There is a decked area and decked terrace. Storage shed.

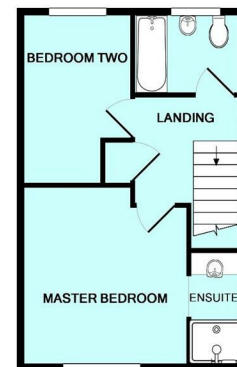
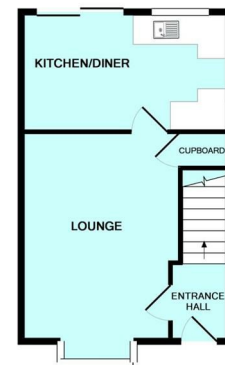
### COUNCIL TAX

Plymouth City Council  
Council tax band B

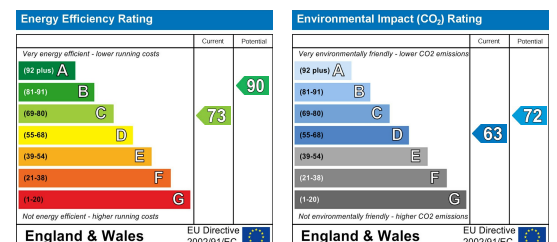
### Area Map



### Floor Plans



### Energy Efficiency Graph



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