



## 34 Battershall Close

Staddiscombe, Plymouth, PL9 9UU

£199,950



3-bedroom mid-terraced house situated in this popular position being sold with no onward chain. The accommodation briefly comprises an entrance porch, lounge, kitchen/dining room on the ground floor and 3 bedrooms and bathroom on the first floor. Garden to the rear. 2 allocated parking spaces. Double-glazing & central heating.



## BATTERSHALL CLOSE, STADDISCOMBE, PL9 9UU

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH

Cupboard housing the gas and electric meters. Doorway opening into the lounge.

### LOUNGE 14'2 x 13'6 (4.32m x 4.11m)

Window with a fitted blind to the front elevation. Staircase ascending to the first floor. Open-plan area beneath. Archway leading through to the kitchen/dining room.

### KITCHEN/DINING ROOM 13'6 x 10'6 (4.11m x 3.20m)

The dining area has ample space for table and chairs. French doors open onto the garden. The kitchen is fitted with a range of modern grey gloss-faced kitchen cabinets with contrasting work surfaces. Inset one-&-a-half bowl sink. Built-in oven and hob. Integrated dishwasher. Space for free-standing fridge-freezer. Space for washing machine and tumble dryer. Wall-mounted Worcester gas boiler. Window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Cupboard with shelving.

### BEDROOM ONE 13'6 x 8'5 (4.11m x 2.57m)

Situated to the front elevation. Window providing lovely views towards Plymouth.

### BEDROOM TWO 9'7 x 5'9 (2.92m x 1.75m)

Window to the rear elevation.

### BEDROOM THREE 7'6 x 6'8 (2.29m x 2.03m)

Window to the rear elevation.

### BATHROOM 7'6 x 6'3 (2.29m x 1.91m)

Comprising a bath with a mixer tap shower over and a glass shower screen, wc and basin with a tiled splash-back.

### OUTSIDE

To the front there is a small area of garden leading to the main front door. Paved parking with 2 allocated parking spaces. The rear garden is laid to patio, plus a raised area with shrubs.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

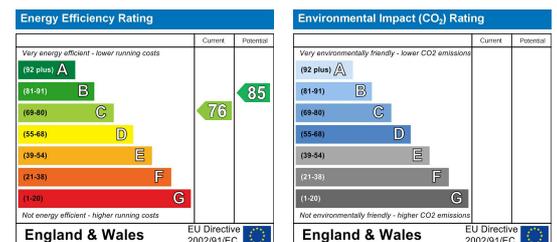
## Area Map



## Floor Plans



## Energy Efficiency Graph



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