Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



31 Downgate Gardens

Pennycross, Plymouth, PL2 3TA

Offers Over £200,000

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1960s-built end-terraced house offering spacious, light & airy accommodation over 2 floors. Features include a dual-aspect lounge/diner, fitted kitchen, utility room, 3 bedrooms, bathroom & separate wc. Benefits include uPVC double-glazing, gas central heating & a regularly serviced boiler. Set on a generous end plot with large front & enclosed rear gardens, with potential for off-street parking (subject to consent). Ideal for first-time buyers or investors. Freehold with vacant possession.







DOWNGATE GARDENS, PENNYCROSS, PLYMOUTH, PL2 3TA

SUMMARY
End-terraced house understood to have been built in the 1960s of Laing Easi construction. The accommodation is arranged over 2 storeys, providing well proportioned, light & airy accommodation. Having the benefit of uPVC double-glazing & an Ideal Logic Combi 24 gas boiler installed about 12 years ago, regularly serviced & providing central heating & hot water. An interesting investment property to let out or a first time buyers home. The ground floor with hall, a spacious though dual-aspect lounge/dining room, fitted integrated kitchen, useful downstairs utility room housing the boiler & space for washing machine & fridge etc. At first floor, 3 bedrooms, a bathroom & separate wc. Standing on a relatively large end plot with an extremely wide front garden with potential space to perhaps create off-street parking with a crossover, subject to any necessary consent. A good sized enclosed back garden. Freehold title with vacant possession.

LOCATION
Found in this established & residential area of Pennycross with a variety of services & amenities to hand. Close-by connection to the city centre & major routes in other directions.

ACCOMMODATION

GROUND FLOOR

PORCH
Door into:-

HALL 8'11 x 5'8 (2.72m x 1.73m)
Staircase rises to the 1st floor.

LOUNGE/DINING ROOM 18'4 x 14'2 max (5.59m x 4.32m max)
Picture window to the front & rear elevation. Focal feature fireplace with electric fire. Door into:-

KITCHEN 9'10 x 9' (3.00m x 2.74m)
Window & part-glazed door to the back garden. Fitted with a range of cupboard & drawer storage. Work surfaces with inset stainless steel sink with mixer tap. Integrated appliances include 4 ring gas hob & Indesit dual oven/grill. Doorway into:-

UTILITY ROOM 6'10 x 6'6 (2.08m x 1.98m)
Window & door to the front porch. Work surface with space & plumbing suitable for washing machine. Space for fridge. Mains electric meter with modern metal fuse box. Wall-mounted Ideal gas fired boiler servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING
Window overlooking the rear garden.

BEDROOM ONE 12'5 x 9'10 (3.78m x 3.00m)
Picture window to the front. Built-in wardrobe & adjoining shelved cupboard.

BEDROOM TWO 11'1 x 10'3 (3.38m x 3.12m)
Picture window to the front.

BEDROOM THREE 8'1 x 8' (2.46m x 2.44m)
Window overlooking the back garden.

BATHROOM 5'6 x 5'1 (1.68m x 1.55m)
Twin grit panelled bath with Triton Riba electrically heated shower over. Shower screen. Pedestal wash-hand basin.

WC 4'3 x 2'5 (1.30m x 0.74m)
Wc. Window to the rear.

EXTERNALLY
Standing on a large end plot with a wide front garden, good sized area to the side & a good sized enclosed rear garden. Potential to perhaps create off-street parking at the front with a crossover from the road, subject to any necessary consent.

COUNCIL TAX
Plymouth City Council
Council Tax Band: A

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

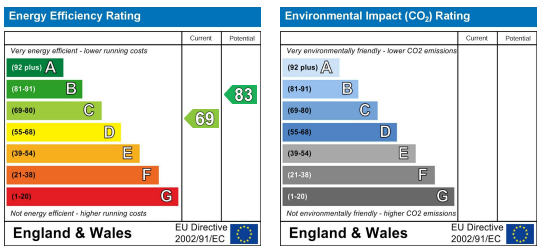
Area Map



Floor Plans



Energy Efficiency Graph



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