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Guide Price £390,000 FREEHOLD

A beautifully presented four-bedroom semi-detached townhouse, open plan kitchen/diner, good sized lounge, master bedroom with en-suite, a south-facing garden.

KILMAR STREET, SALTRAM MEADOW, PLYMOUTH

EPC - TBC



PROPERTY DETAILS

A beautifully presented four-bedroom semi-detached townhouse in the desirable development of Saltram Meadow, Plymstock. The ground floor features a welcoming entrance hallway, a spacious open-plan kitchen/diner with French doors opening to a large south-facing garden, and a downstairs cloakroom. The first floor offers a good-sized living room with a feature media unit and electric fire, a versatile fourth bedroom/office, and a modern shower room. On the second floor, there are three further bedrooms, including the master with en-suite, plus a family bathroom. The enclosed south-facing rear garden is well-maintained and generously sized, providing a tranquil outdoor space for relaxation. The property includes a single garage, ideal for storage or additional parking, and driveway parking. Complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – E

Opaque double glazed panelled door to;

ENTRANCE HALL

A spacious entrance hall with staircase to first floor, ceramic tiled flooring, vertical panelled radiator, wooden doors providing access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, vanity wash hand basin, fully tiled feature wall with matching splashback to sink, panelled radiator, ceramic tiled flooring, opaque UPVC double glazed window to front elevation, extractor fan.

KITCHEN/DINING ROOM

23'2 x 10'1 widening to 13'7 to kitchen area (7.1m x 3.1m widening to 4.2m to kitchen area)
Ceramic tiled flooring throughout. The family room area comprises of two double radiators, UPVC double glazed window to side elevation and large storage cupboard under stairs and a peninsula unit dividing the family room into the kitchen. The kitchen comprises of an excellent range of white high gloss base and eye level storage cupboards with quartz worktops and tiled surround, inset one and a half bowl single drainer sink unit with mixer hot tap, integrated dishwasher and integrated washing machine, double oven and 4 ring induction hob with glass splashback and extractor canopy over, wine cooler, UPVC double glazed window to rear elevation with adjacent matching UPVC French doors providing access to the rear garden. A fitted cupboard housing a wall mounted gas boiler providing hot water and central heating.

FIRST FLOOR

LANDING

Panelled radiator, staircase to second floor, built-in storage cupboard. Doors lead off the landing providing access to all first floor rooms.

LIVING ROOM

24'6 x 11'4 (7.5m x 3.5m)

Fitted media wall unit with central living flame electric convector fire and LED lighting. Adjacent shelf display areas with downlighters, two double panelled radiators, UPVC double glazed windows to rear elevations incorporating two Juliet balconies enjoying far reaching views towards Plymstock and Staddon Heights.

SHOWER ROOM

9'8 x 5'5 (3m x 1.7m)

Well fitted with glazed double shower cubicle with tiled surround and glazed shower screen, pedestal basin with tiled surround, low level WC, opaque UPVC double glazed window to front elevation, heated towel rail, extractor fan.

BEDROOM FOUR/OFFICE

13'7 x 7'5 (4.2m x 2.3m)

Panelled radiator, two UPVC double glazed windows to front elevations incorporating Juliet balcony.

SECOND FLOOR

LANDING

Panelled radiator, access to boarded loft space via a ladder with electric light. Doors lead off the landing providing access to all further rooms.

MASTER BEDROOM

13'1 x 12'4 (4m x 3.8m)

Panelled radiator, two fitted wardrobes with sliding doors, UPVC double glazed window to rear elevation, door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle, pedestal basin, low level WC, extractor fan, heated towel rail, fully tiled walls, ceiling spotlights, opaque UPVC double glazed window to front elevation.

BEDROOM TWO

13'7 x 7'5 (4.2m x 2.3m)

Panelled radiator, two UPVC double glazed windows to front elevation.

BEDROOM THREE

11'1 x 7'8 (3.4m x 2.4m)

Built-in double wardrobe with sliding doors, panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

White suite comprising panelled bath with tiled surround and electric shower over with glazed shower screen, low level WC, pedestal basin with tiled surround, heated towel rail, extractor fan, ceiling spotlights.

OUTSIDE

To the rear of the property is a good sized and level south-facing garden, being fully enclosed, offering a high degree of privacy and seclusion with power and cold-water tap. To one corner is a useful timber shed, whilst immediately to the rear of the property is a granite paved patio and BBQ area. A side pedestrian gate giving access to the front of the property and pedestrian door giving access to the garage. The garage is single with an electric remote controlled up and over door, with power and light connected and a part glazed door providing access to the rear garden.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

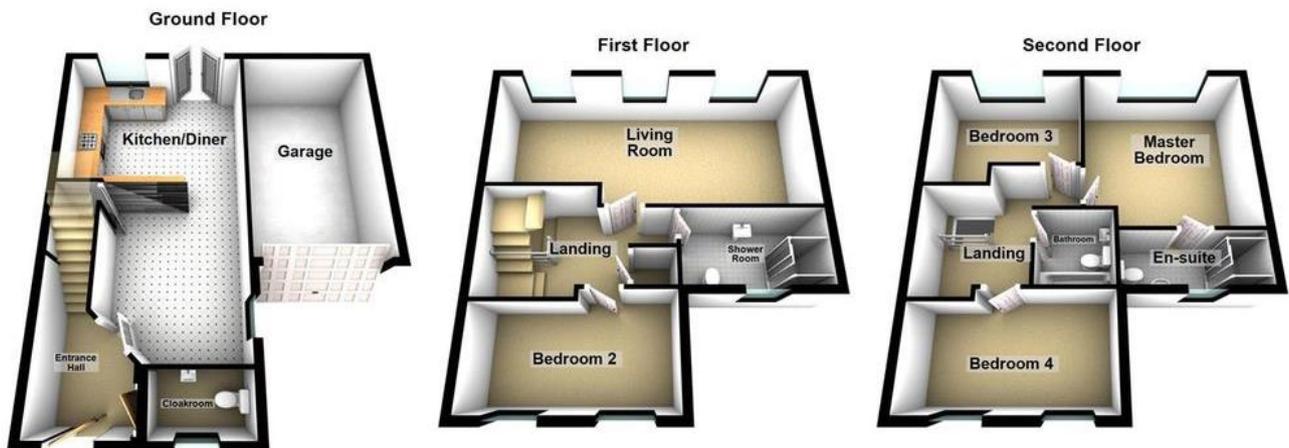
Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

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