Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



4 Yarda Walk

Brixton, Plymouth, PL8 2DX

£260,000

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Spend time in viewing this delightful terraced property, which is being sold with no onward chain. The property is very well-presented throughout and enjoys good-sized accommodation comprising an entrance porch, side porch/storage area, hallway, modern fitted kitchen and a dining area leading to a lovely-sized lounge. On the first floor there are 3 generous-sized bedrooms and a modern shower room. Externally there are well-maintained gardens, with the rear garden affording a lovely westerly aspect. The property benefits from double-glazing and central heating.







YARDA WALK, BRIXTON, PL8 2DX

ACCOMMODATION
Access to the property is gained via the part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 6'9" x 4'7" (2.06 x 1.41)
Power and lighting. Tiled floor. Obscured double-glazed door leading to the side porch/storage area. Double-glazed inner door leading into the entrance hall.

SIDE PORCH/STORAGE AREA 17'2" x 4'6" (5.24 x 1.38)
A very useful storage area with a mono-pitched roof. Power and lighting. Part double-glazed door leading out to the rear garden.

ENTRANCE HALL 13'10" x 5'8" (4.23 x 1.75)
Providing access to the ground floor accommodation. Stairs rising to the first floor. Built-in storage cupboard housing the gas meter. Wooden floor.

KITCHEN 13'4" x 8'4" incl kitchen units (4.07 x 2.56 incl kitchen units)
Series of eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Number of integrated appliances including fridge, freezer, dishwasher and washing machine. Free-standing range-style multi-fuel cooker with a double-sized extractor hood above. Built-in breakfast bar. 2 double-glazed windows to the front elevation. Concertina door from the kitchen into the hall.

DINING AREA 10'5" x 5'9" (3.19 x 1.76)
Laminate floor. Double-glazed window to the rear elevation.

LIVING AREA 15'10" x 13'4" (4.85 x 4.08)
A great-sized room. Feature fireplace. Laminate floor. French-style double doors providing a lovely outlook and access out onto the rear patio and garden.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Built-in storage cupboard housing the gas boiler. Loft hatch. Double-glazed window to the side elevation. Wood flooring.

BEDROOM ONE 13'8" x 8'6" to the wardrobe face (4.19 x 2.61 to the wardrobe face)
A lovely-sized room with a double-glazed window to the front elevation. Wardrobes with sliding doors along one wall providing very useful storage and hanging space. Laminate floor.

BEDROOM TWO 10'9" x 10'7" excl door recess (3.28 x 3.24 excl door recess)
Double-glazed window to the rear elevation.

BEDROOM THREE 7'10" x 8'7" (2.39 x 2.64)
Double-glazed window to the rear elevation. Laminate floor.

SHOWER ROOM 8'6" x 5'7" (2.61 x 1.71)
Modern suite comprising a shower cubicle with a folding shower screen door, a sink unit with a vanity cupboard beneath and a low level toilet with a boxed-in cistern. Range of storage cupboards and vanity work surfaces. Vertical towel rail/radiator. Obscured double-glazed window to the front elevation.

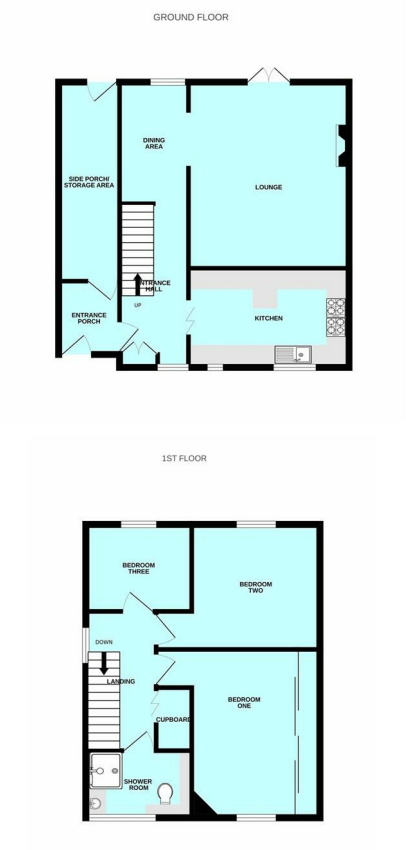
OUTSIDE
To the front of the property there is a fenced-enclosed level front garden area with a path leading to the front entrance. The front garden is laid to lawn together with a number of mature shrubs and trees. At the rear there is a lovely enclosed garden which offers a westerly aspect. Adjacent to the rear of the property is a paved area with steps leading to a raised patio and there is a good-sized decked area at the end of the garden. There is a central lawn section and 2 storage sheds.

COUNCIL TAX
South Hams District Council
Council tax band B

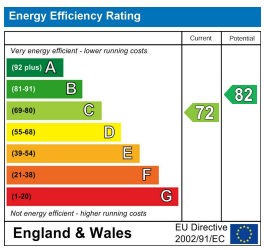
Area Map

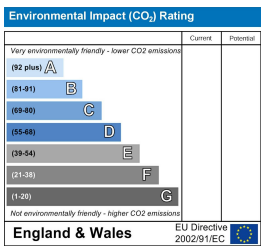


Floor Plans



Energy Efficiency Graph





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