



30 Ashford Close

Mannamead, Plymouth, PL3 5AG

Asking Price £220,000



A modern mid-terrace family home located in an elevated position with a good open aspect to the front in Mannamead. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms & a modern bathroom. There are gardens to the front & enclosed to the rear. The property has the benefit of a single garage. Externally the property can be approached from the front & rear.



ASHFORD CLOSE, MANNAMEAD, PLYMOUTH, PL3 5AG

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens to the entrance porch.

PORCH 5'11" x 3'2" (1.81 x 0.97)

Tiled floor. uPVC double-glazed window to the front. Wooden door with glazed panel. Obscured glazed panels to one side open to the entrance hall.

ENTRANCE HALL 10'9" x 5'7" (3.3 x 1.72)

Staircase rising to the first floor landing. Wood flooring. Wooden door with glazed panels opens into the kitchen. Further door opens to the lounge.

LOUNGE 13'1" x 10'9" (3.99 x 3.28)

Wood flooring. uPVC double-glazed window to the front. Television point. Square arch opens to the dining room.

DINING ROOM 9'2" x 8'9" (2.8 x 2.68)

Wood flooring. Ample space for dining table. uPVC double-glazed French doors open to the rear garden.

KITCHEN 10'0" x 9'1" (3.05 x 2.79)

Matching base & wall mounted units to include integrated oven & dishwasher. Space for an upright fridge/freezer. Roll edge laminate work surfaces have inset 4 ring gas hob with stainless steel hood over. Tiled splash-back. Stainless steel sink unit with mixer tap & single drainer. Wall mounted Worcester combination boiler. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the rear garden. Tiled effect laminate wood flooring.

FIRST FLOOR LANDING 8'3" x 6'7" (2.53 x 2.03)

Access hatch to roof void. Doors leading off to bedrooms & bathroom.

BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)

uPVC double-glazed window to the front.

BEDROOM TWO 10'5" x 8'6" (3.2 x 2.61)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 8'3" x 7'7" (2.54 x 2.32)

uPVC double-glazed window to the front. Fitted wardrobes. Wood flooring.

BATHROOM 9'0" x 5'4" (2.75 x 1.65)

Attractive matching suite of panelled bath with fitted shower over with dual shower heads both handheld & rainfall. Close coupled wc. Wash hand basin inset into white high gloss vanity storage cupboards below with tiled splash back. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Tiled effect laminate wood flooring.

OUTSIDE

The property is approached via a paved path with a couple of steps leading to the front door, bordered on one side by a section of lawn with stone chipped area to the rear & flower bed to the other side.

GARDEN

To the rear an enclosed garden which consists of a large porcelain tiled patio area providing ample seating space. Courtesy door into the wc/utility. Steps lead up through the garden to a couple of terraces, laid to stone chippings. A wooden courtesy gate gives access to where the garage is located.

WC/UTILITY 8'11" x 2'8" (2.74 x 0.82)

Plumbing for a washing machine. Space for a tumble dryer. Close coupled wc.

GARAGE 16'6" x 8'11" (5.05 x 2.74)

Up & over door.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES PLYMOUTH

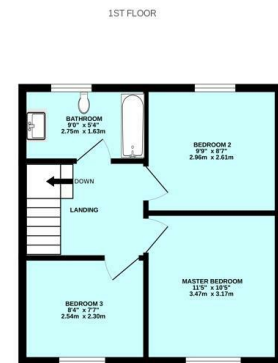
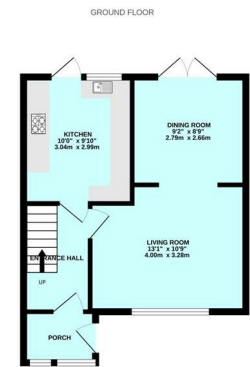
The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

