



## 20 MERAFIELD CLOSE, PLYMPTON

PLYMOUTH, PL7 1SG

£280,000  
FREEHOLD

An elevated semi detached property at the end of a cul-de-sac that benefits from having gas central heating, double glazing, good sized southerly aspect gardens, long driveway and garage. This family home requires a little modernisation and comprises of lounge, dining room, kitchen, 3 bedrooms and a bathroom with separate wc. Offered with no onward chain, an early viewing is highly recommended.



## 20 MERAFIELD CLOSE

- Semi Detached House • 3 Bedrooms, Bathroom
- Lounge, Dining Room, Kitchen • Gas Central Heating, uPVC Double Glazing
- Gardens, Garage and Driveway



### Entrance:

Covered porch with uPVC framed double glazed door into:

### Hallway:

Stairs to first floor, radiator and recess for coat hanging.

Doors off to:

Lounge: 3.64m x 3.59m (11'11" x 11'9")

Feature fire surround, window to the front elevation and opening through to:

Dining Room: 3.59m x 3.24m (11'9" x 10'7")

Patio doors to the rear. Doorway through to:

Kitchen: 3.44m x 2.7m (11'3" x 8'10")

Range of wall and base units to one side with tiled splashbacks and single bowl single drainer sink unit. Space for oven, washing machine, dishwasher and fridge. Radiator, understairs storage cupboard and door and window to the rear.

### Landing:

Window to the side. Doors off to:

Bedroom 1: 3.63m x 3.26m (11'10" x 10'8")

Wardrobes to alcoves, radiator and window to the front with views.

Bedroom 2: 3.59m x 3.22m (11'9" x 10'6")

(At widest points). Built in cupboard, radiator and window to the rear aspect.

Bedroom 3: 2.7m x 2.21 (8'10" x 7'3")

Radiator and window to the rear aspect.

### WC

Low level wc and window to the side.

### Bathroom:

Suite comprising panelled bath with shower over, glazed screen and tiled walls. Pedestal wash hand basin and towel radiator. Windows to front and side elevations. Door to a walk in airing cupboard housing the central heating/hot water boiler and having a radiator.

### Outside:

To the front of the property is a grassed garden area. Steps lead up to the front door. To the side of the property is a long driveway leading to the garage. A gate gives access to the side. From the side of the property, access leads through to a patio area and then steps up to a generous southerly aspect garden with lawned areas and a number of shrubs plants and trees. There is a small timber shed.

### Useful Information:

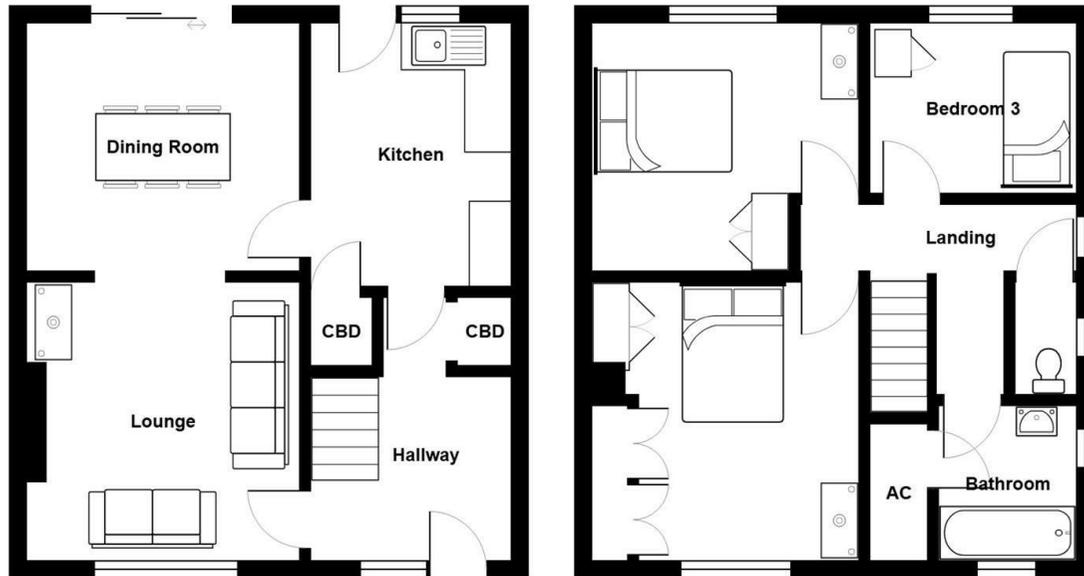
Council Tax Band - C - £2067.04 (2025/26)

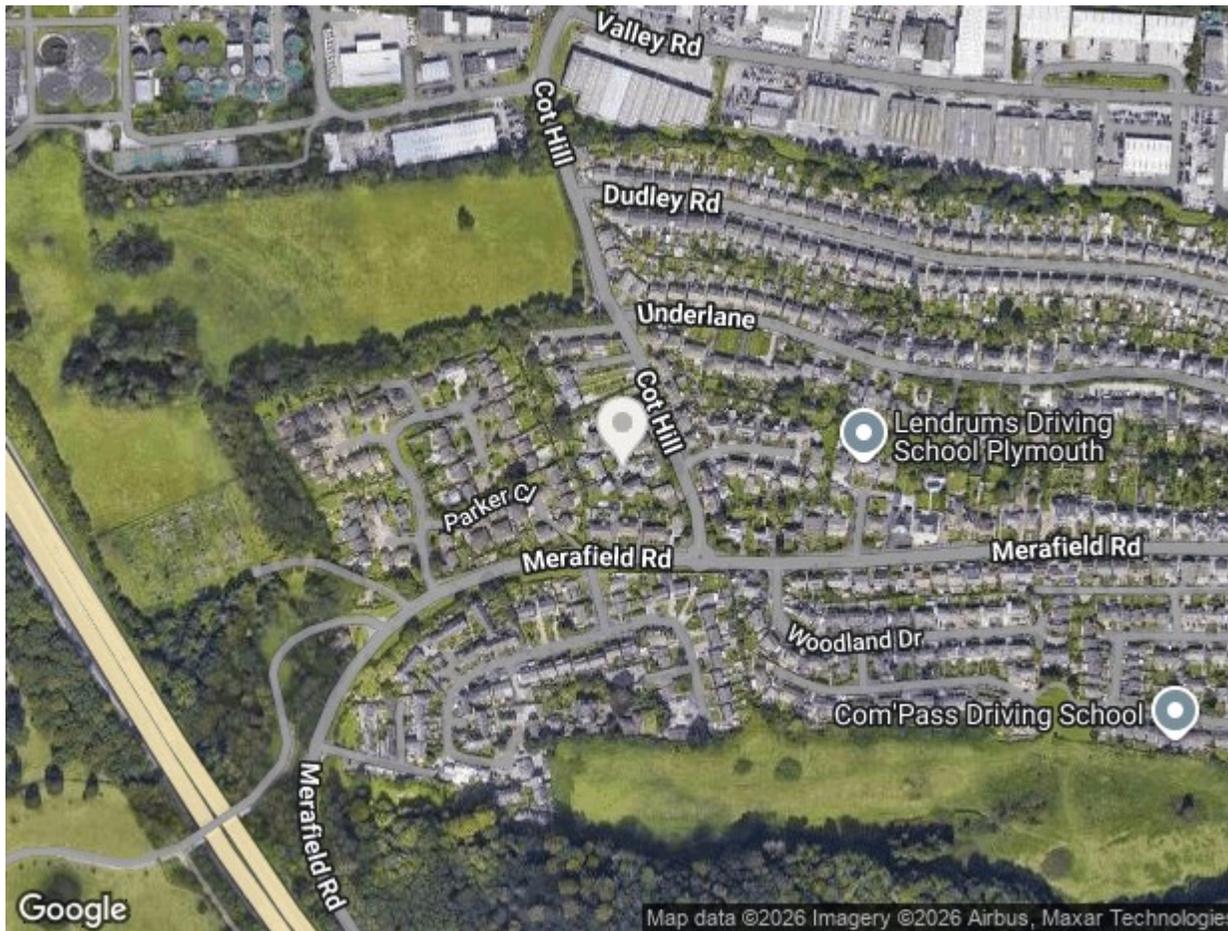
Flood Risk - Very Low

Parking - Garage

Heating - Gas

# 20 MERAFIELD CLOSE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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