Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



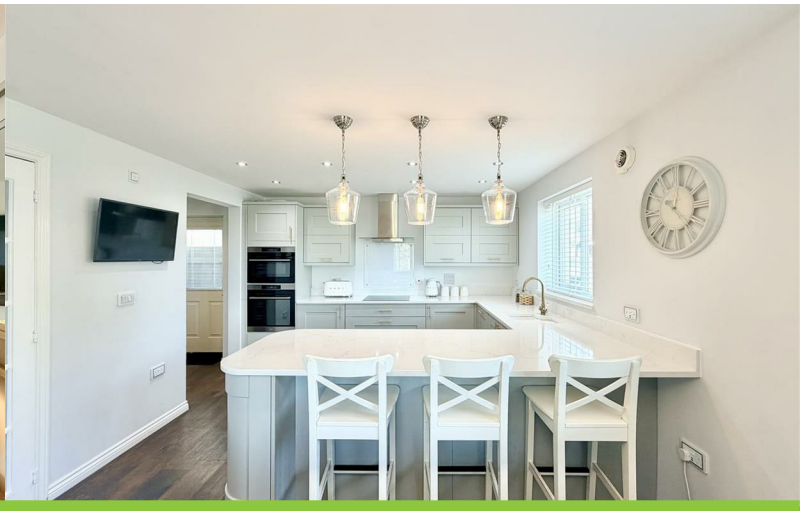
55 Fleetwood Gardens

Southway, Plymouth, PL6 6FB

Offers In The Region Of £335,000

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FLEETWOOD GARDENS, SOUTHWAY, PLYMOUTH, PL6 6FB

SUMMARY

Offered to the market with no chain is this modern, built detached house some 16 years old, looked after & maintained. Having the benefit of gas fired central heating, an Ideal boiler located in the utility room & uPVC double-glazing. A well proportioned accommodation ideally suited to family occupation. The property comprises a hall, downstairs wc, spacious lounge, generous sized, fitted & integrated kitchen/dining room. A utility room, 4 bedrooms, master bedroom with en-suite shower room & family bathroom/wc. A generous sized garden & a private parking space. Additional on-street parking.

LOCATION

Found tucked away at the end of this development in Fleetwood gardens & from here, adjoining a wooded valley to the back. A variety of wildlife & bird life on your doorstep. With a good variety of local services & amenities to hand, position is convenient for access into the city. The area benefits from a local doctor's surgery, supermarket, small shopping centre & local primary school nearby.

ACCOMMODATION

GROUND FLOOR

HALL

14'3 x 6'11 (4.34m x 2.11m)

Staircase rises & turns to the 1st floor. Useful under-stairs storage cupboard.

WC

5' x 2'9 (1.52m x 0.84m)

White modern wc & wash-hand basin.

LOUNGE

20'9 x 11'1 (6.32m x 3.38m)

Dual aspect with windows to the front & side. French doors overlooking & opening to the rear garden.

KITCHEN/DINING ROOM

20'10 x 11'6 maximum (6.35m x 3.51m maximum)

Light & airy with 3 windows to the front & side elevations. Dining area with space for a good sized family table. The kitchen is modern fitted & integrated with an excellent range of cupboard & drawer storage. Integrated appliances include an AEG double oven/grill, fridge, AEG hob with extractor hood over, AEG dishwasher, wall-mounted 1.5 bowl sink with mixer tap & island unit. Doorway into:-

UTILITY ROOM

6'9 x 5'2 (2.06m x 1.57m)

Back door. Cupboard & drawer storage. Cupboard housing the Ideal gas fired boiler, servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING
Built-in airing cupboard (4' x 2'10") housing the large capacity Range Tribune HE hot water tank.

MASTER BEDROOM
11'8 x 11'4 (3.56m x 3.45m)
Window overlooking the rear garden. Built-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM
6'9 x 5'2 (2.06m x 1.57m)
Quality suite with wash-hand basin with cupboard under, wc & shower.

BEDROOM TWO
11'8 x 9'7 (3.56m x 2.92m)
Window to the side.

BEDROOM THREE
9'10 x 8'1 (3.00m x 2.46m)
Windows to the front & side.

BEDROOM FOUR
8' x 7'8 (2.44m x 2.34m)
Window to the front & side.

BATHROOM
8'9 x 6'4 (2.67m x 1.93m)
Window to the front. Bath with mixer tap & shower over. Glazed shower screen. Wc. Wash-hand basin with unit under.

EXTERNALLY
Private parking space at the front of the property. Additional on-street parking available. Good sized, private & enclosed rear garden. Full width patio area & steps up to lawned garden. Enclosed by fence boundaries.

COUNCIL TAX
Plymouth City Council
Council Tax Band: E

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

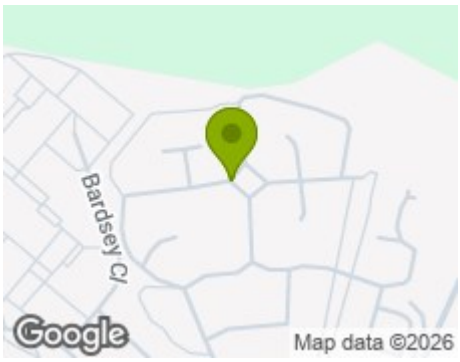








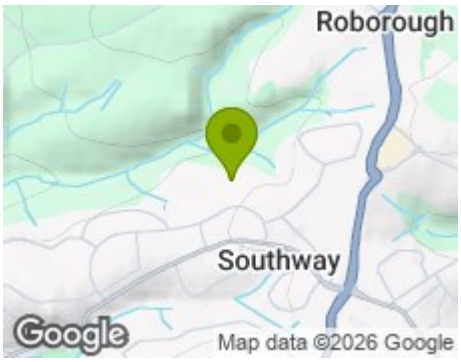
Road Map



Hybrid Map

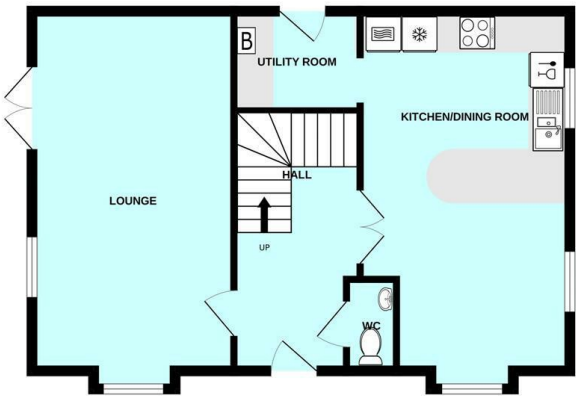


Terrain Map

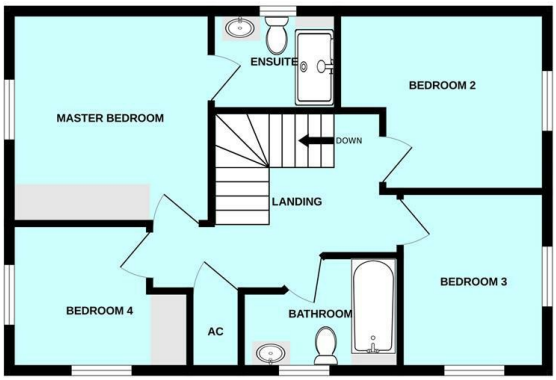


Floor Plan

GROUND FLOOR



1ST FLOOR

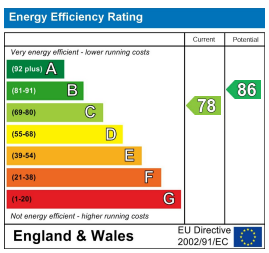


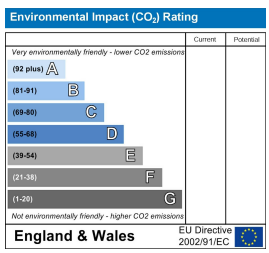
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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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