



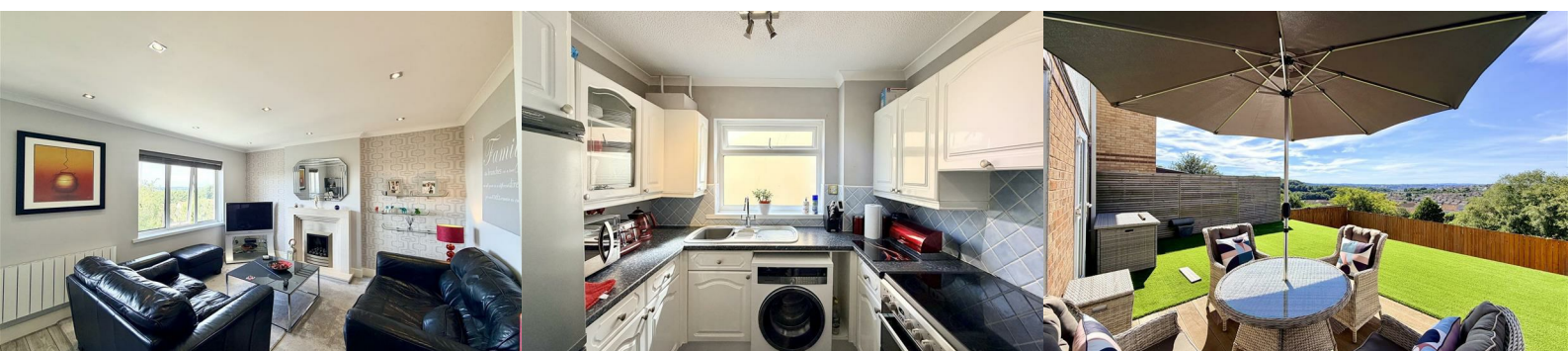
23 Smallridge Close

Staddiscombe, Plymouth, PL9 9UT

£265,000



Well-presented semi-detached home situated within a quiet cul-de-sac in an elevated position enjoying far-reaching panoramic views across the city of Plymouth its waterfront, the surrounding suburbs and towards Dartmoor. The property is located in one of Staddiscombe's most popular residential areas and offers spacious and versatile accommodation. The accommodation briefly comprising a lounge/dining room, kitchen, 3 bedrooms & bathroom. Versatile converted garage. Garden & off-road parking for 2 vehicles. Double-glazing and central heating.



SMALLRIDGE CLOSE, STADDISCOMBE, PL9 9UT

ACCOMMODATION

Modern grey composite door opening into the entrance hall.

ENTRANCE HALL

Providing access to the first floor accommodation. Stairs descending to the ground floor. Airing/storage cupboard housing the Worcester Junior gas boiler and providing plentiful storage.

LOUNGE/DINING ROOM 21' x 12'7" (6.40m x 3.84m)

Gas fireplace with Portuguese limestone surround. Inset ceiling spotlights. Mix of carpet and LVT wood-effect flooring. 2 windows to the rear elevation providing panoramic views over Plymouth and across to Plymouth waterfront.

KITCHEN 7'3" x 8'3" into window (2.21m x 2.51m into window)

Selection of matching high gloss wall and base units with grey laminate work-tops and tiled splash-backs. Inset one-&-a-bowl sink unit and drainer with a mixer tap. Integrated extractor hood. Plumbing for a washing machine. Included within the sale are the double Indesit oven, ceramic hob and fridge-freezer. Grey vinyl tiled effect flooring. Window to the side elevation.

BEDROOM THREE/STUDY 7'9" x 6'8" (2.36m x 2.03m)

Window to the front elevation. Wooden laminate floor. Inset ceiling spotlights.

CONVERTED GARAGE 16'9" x 7'4" (5.11m x 2.24m)

Ideal for either a principal bedroom or additional living space/study/gym/studio. Window to the front elevation. Loft hatch.

GROUND FLOOR LANDING

Providing access to bedrooms one and two and the bathroom.

BEDROOM ONE 15'3" x 10'9" (4.65m x 3.05m)

Fitted with mirrored wardrobes. Sliding patio doors leading out onto the rear patio.

BEDROOM TWO 9'6" x 12' at widest point (2.74m x 3.66m at widest point)

Engineered wood flooring. French doors leading out onto the patio.

BATHROOM 9'6" x 10'2" into shower (2.90m x 3.10m into shower)

Comprising a corner bath, recessed mains power shower, 'His and Hers' vanity sinks with storage cupboards beneath and wc. 2 illuminated mirrors over the sinks. Chrome towel rail/radiator. Tiled floor. Tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

OUTSIDE

Feature resin-bound driveway providing off-road parking for 2 vehicles. Steps lead down to the side of the property providing access to the rear garden. The rear garden is enclosed by timber fencing and comprises 2 flat terraces combining a composite decked area and a large artificial grass section with a terraced section. From the rear there is an open outlook over the local area towards Plymouth and Dartmoor.

COUNCIL TAX

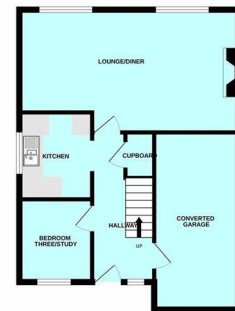
Plymouth City Council
Council tax band C

Area Map



Floor Plans

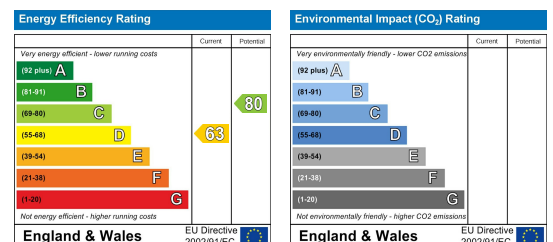
GROUND FLOOR



LOWER GROUND FLOOR



Energy Efficiency Graph



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