



34 Battershall Close

Staddiscombe, Plymouth, PL9 9UU

£215,000



3-bedroom mid-terraced house situated in this popular position being sold with no onward chain. The accommodation briefly comprises an entrance porch, lounge, kitchen/dining room on the ground floor and 3 bedrooms and bathroom on the first floor. Garden to the rear. 2 allocated parking spaces. Double-glazing & central heating.



BATTERSHALL CLOSE, STADDISCOMBE, PL9 9UU

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

Cupboard housing the gas and electric meters. Doorway opening into the lounge.

LOUNGE 14'2 x 13'6 (4.32m x 4.11m)

Window with a fitted blind to the front elevation. Staircase ascending to the first floor. Open-plan area beneath. Archway leading through to the kitchen/dining room.

KITCHEN/DINING ROOM 13'6 x 10'6 (4.11m x 3.20m)

The dining area has ample space for table and chairs. French doors open onto the garden. The kitchen is fitted with a range of modern grey gloss-faced kitchen cabinets with contrasting work surfaces. Inset one-&-a-half bowl sink. Built-in oven and hob. Integrated dishwasher. Space for free-standing fridge-freezer. Space for washing machine and tumble dryer. Wall-mounted Worcester gas boiler. Window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Cupboard with shelving.

BEDROOM ONE 13'6 x 8'5 (4.11m x 2.57m)

Situated to the front elevation. Window providing lovely views towards Plymouth.

BEDROOM TWO 9'7 x 5'9 (2.92m x 1.75m)

Window to the rear elevation.

BEDROOM THREE 7'6 x 6'8 (2.29m x 2.03m)

Window to the rear elevation.

BATHROOM 7'6 x 6'3 (2.29m x 1.91m)

Comprising a bath with a mixer tap shower over and a glass shower screen, wc and basin with a tiled splash-back.

OUTSIDE

To the front there is a small area of garden leading to the main front door. Paved parking with 2 allocated parking spaces. The rear garden is laid to patio, plus a raised area with shrubs.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

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

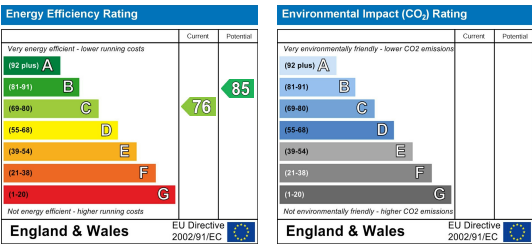
Area Map



Floor Plans



Energy Efficiency Graph



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