



## 178 Holmwood Avenue

Plymstock, Plymouth, PL9 9EX

**Offers Over £270,000**



Spend time in viewing this lovely 3-bedroom semi-detached property. The accommodation comprises an entrance hall, 2 bedrooms and a shower room on the ground floor, with the third bedroom, family bathroom, lovely modern fitted kitchen and lounge/dining room on the first floor. There are lovely sized gardens including a southerly facing terraced lawned and patio garden at the rear. There is a garage located in an adjacent bloc. Double-glazing & central heating.



## HOLMWOOD AVENUE, PLYMSTOCK, PL9 9EX

### ACCOMMODATION

Access to the property is gained via steps and path leading up to the front entrance. uPVC part double-glazed entrance door with obscured double-glazed side panel leading into the entrance hall.

### ENTRANCE HALL 12'7" x 6'0" (3.86 x 1.84)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage area housing the wall-mounted gas boiler. Built-in utility cupboard with space and plumbing for a washing machine and space for a tumble dryer. Adjacent to this is an additional storage cupboard.

### SHOWER ROOM/WC 7'10" x 2'3" (2.41 x 0.69)

Comprising a corner shower cubicle with a shower unit and spray attachment and a low level toilet. Partly-tiled walls. Obscured double-glazed window to the side elevation.

### BEDROOM TWO 9'3" x 7'3" (2.84 x 2.22)

Double-glazed window to the front elevation.

### BEDROOM ONE 12'11" to the wardrobe face x 8'10" (3.96 to the wardrobe face x 2.70)

Double-glazed window to the front elevation. Recessed fitted wardrobe with folding doors.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in shelving and storage cupboards. Loft hatch. Double-glazed window to the side elevation.

### BEDROOM THREE 8'11" x 7'5" (2.74 x 2.27)

Double-glazed window to the rear elevation with an outlook onto the rear garden.

### BATHROOM 6'4" x 5'5" (1.94 x 1.67)

White modern suite comprising a panel bath with a shower screen, shower unit and spray attachment over, pedestal wash basin and a low level toilet. Fully-tiled walls. Obscured double-glazed window to the front elevation.

### KITCHEN 11'9" x 7'0" incl kitchen units (3.60 x 2.14 incl kitchen units)

Series of matching eye-level and base units with complementary work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Integrated appliances including fridge, freezer, electric double oven and grill and a slimline dishwasher. Double-glazed window to the front elevation with lovely views over local rooftops towards Plymouth city centre and Cornwall in the distance.

### LOUNGE/DINING ROOM 22'9" x 13'5" narrowing to 8'10" (6.94 x 4.11 narrowing to 2.70)

A dual aspect room with double-glazed windows providing a lovely outlook with views over local rooftops towards Plymouth city centre and Cornwall in the distance and double doors leading out onto the garden. Laminate floor.

### OUTSIDE

There is a lawned and planted sloped garden to the front of the property. A path leads up to the main front entrance and continues down the side of the property to a side gate, which leads through to the rear. Adjacent to the rear of the property is a brick-paved sitting area with steps rising to various lawned terraced sections with stone paths and retaining walls. The garden is enclosed by mature hedging and trees. Towards the top of the garden there is a timber shed.

### GARAGE

Located in a near-by bloc.

### COUNCIL TAX

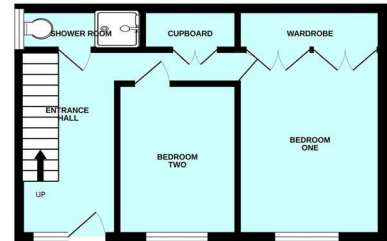
Plymouth City Council  
Council tax band C

## Area Map

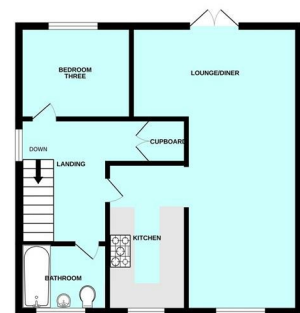


## Floor Plans

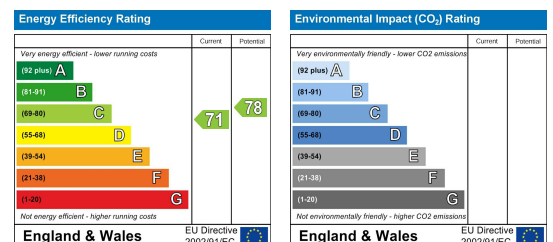
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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