



## 4 SOUTH VIEW PARK, PLYMPTON

PLYMOUTH, PL7 4JE

£290,000  
FREEHOLD

A very well presented semi detached property with elevated views comprising of 3 double bedrooms (master ensuite), shower room, lounge/diner, modern fitted kitchen with integrated appliances and family room/diner. Benefitting from gas central heating, double glazing, gardens, garage and off road parking space. An early viewing is highly recommended.



# 4 SOUTH VIEW PARK

- 3 Double Bedrooms
- Lounge/Diner, (Master Ensuite)
- Kitchen with Integrated Appliances
- Gardens and Garage
- Lounge/Diner, Family/Dining Room
- GCH, uPVC DG



## Entrance:

uPVC glazed door into:

Family/Dining Room: 5.47m x 2.09m (17'11" x 6'10")

Radiator, uPVC framed door and window to the rear. Archway into:

## Hallway:

Door to storage cupboard, double doors to lounge, doorway to:

Kitchen: 3.21m x 2.80m (10'6" x 9'2")

Contemporary 'J' handled kitchen units both base and wall mounted with built in stainless steel bowl and a half sink unit. Integrated appliances comprising oven and hob with extractor over, dishwasher, fridge/freezer and washing machine. Chrome towel radiator and window to front elevation with views. (The combination boiler that supplies the central heating and hot water systems is concealed behind a matching cupboard door.

Lounge/Diner: 5.2m x 3.54m (17'0" x 11'7")

Radiator, double glazed window to the front elevation.

## Rear Landing:

Storage /Airing cupboard, access to loft space (with ladder, partly boarded) and stairs to first floor. Doors off to

Bedroom 2: 3.85m x 3.22m (12'7" x 10'6" )

(To wardrobe fronts). Modern built in wardrobes to one wall, radiator and window to the rear elevation.

Bedroom 3: 3.5m x 2.95m (11'5" x 9'8")

Radiator and window to the rear elevation.

## Shower Room:

Modern suite comprising of corner shower with rainfall shower head, vanity wash hand basin with cupboards and draws below and low level wc with recessed cistern. Tiled walls, mirror with shaver point, towel radiator and window to the side.

## Landing:

Radiator, door into:

Bedroom 1: 6.05m x 3.49m (19'10" x 11'5")

(L Shaped Room) Narrowing to 1.46m. Twin windows to the front elevation with elevated views. Door to:

## Ensuite:

Double shower cubicle with glazed screen and chrome fittings with rainfall style shower head. Vanity wash hand basin with cupboards below and low level wc with recessed cistern. Tiled walls, light with shaver point, extractor and chrome towel radiator.

## Outside:

The rear garden is terraced. On the top level, there is a large decked area and also a grassed level garden area. The middle level is also grassed and the lower level where there are an abundance of wild strawberry plants. A gate gives access to the rear fields.

To the front of the property is a gravelled seating area.

The property is accessed by steps leading past the garage and up to the front door.

## Garage:

Single garage with up and over door.

## Additional Information:

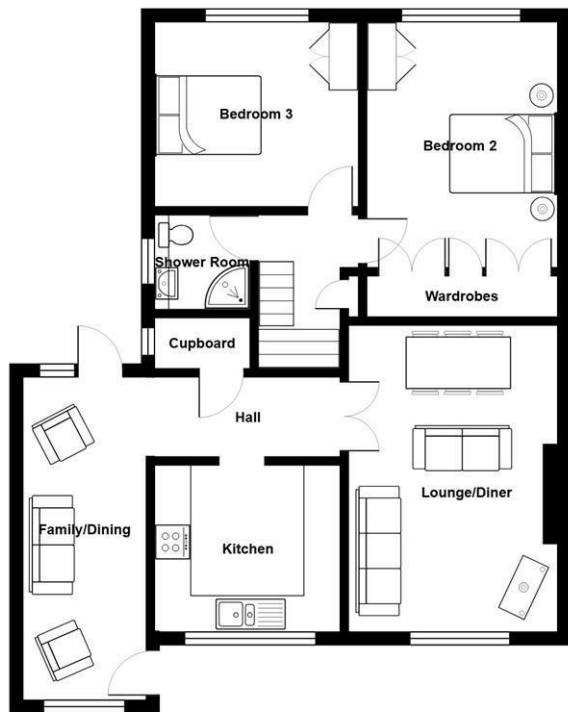
Local Authority : Plymouth City Council

Council Tax Band : C (£2067.04 25/26)

Parking : Garage

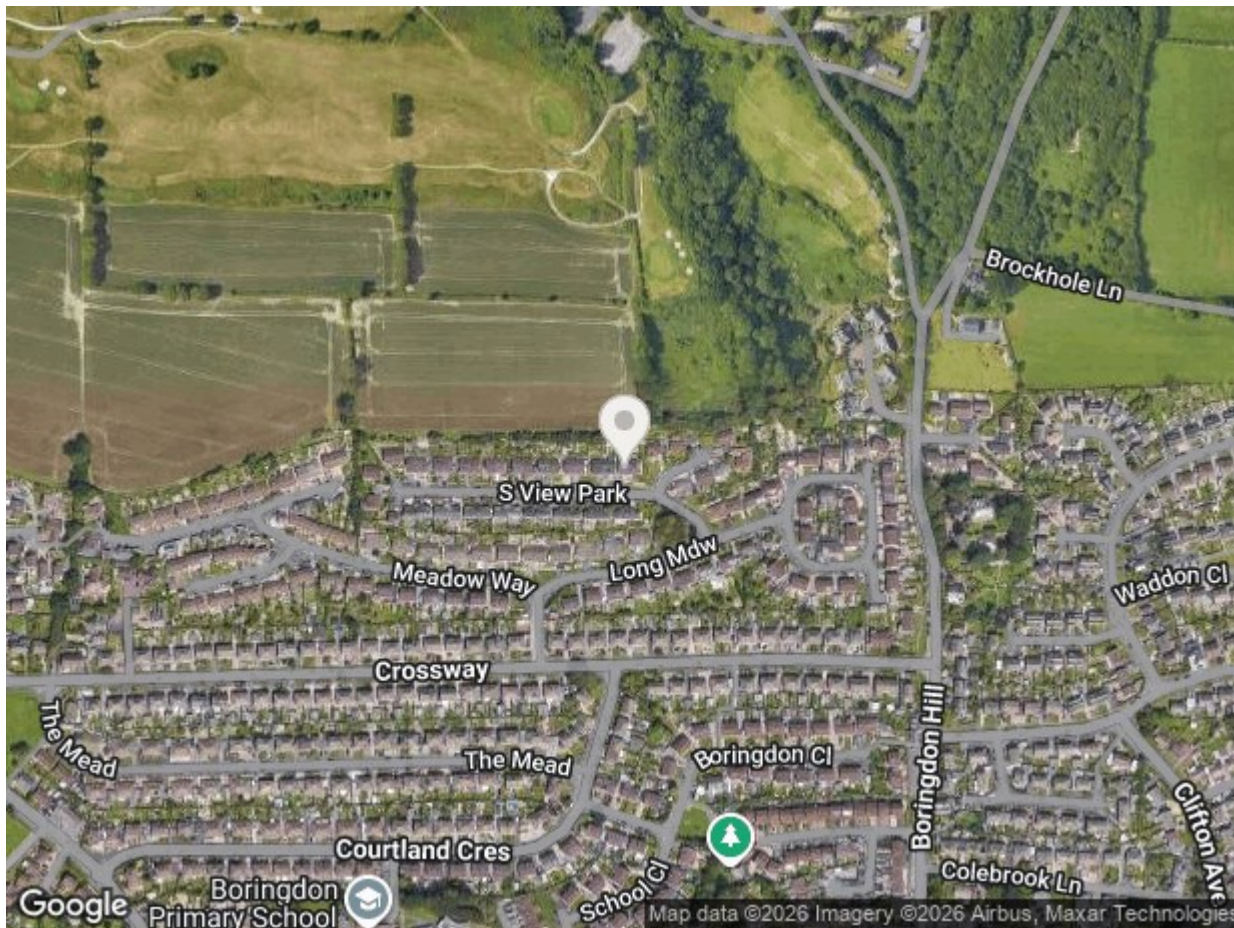
Flood Risk : Very Low

# 4 SOUTH VIEW PARK



Total Area: 103.0 m<sup>2</sup> ... 1109 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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>		
Not energy efficient - higher running costs		
<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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