



**38 Garden
Park Close,
Plymstock,
Devon, PL9
8JL**

Guide Price
£299,950



MILLINGTON TUNNICLIFF

38 Garden Park Close, Plymstock, Devon, PL9 8JL



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3



C



EPC

64



FULL DESCRIPTION

A 3 double bedroom end terraced house located towards the top of this popular cul de sac within the heart of Elburton, close to the primary school. The house has been extended and offers an entrance porch, living room, dining room, kitchen and breakfast room with cloakroom on the ground floor, together with the landing, the 3 bedrooms and 4 piece bathroom/WC on the upper floor. The house is Upvc double glazed, gas centrally heated and has a driveway leading to an integral garage (garage has French doors). Externally there is a front garden and enclosed rear garden. EPC D 64.

GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed entrance door.

LIVING ROOM

15' 5" x 11' 3" (4.72m x 3.43m)

Upvc double glazed window to front, feature wood burner, opening to:

DINING ROOM

12' 9" x 9' 9" (3.89m x 2.98m)

Patio doors to rear garden, stairs to upper floor with under stair storage.

KITCHEN

9' 9" x 8' 0" (2.98m x 2.45m)

Range of base units and work surfaces, single drainer sink unit, door to integral garage and opening to:

BREAKFAST ROOM EXTENSION

12' 11" x 6' 11" (3.96m x 2.12m)

Upvc double glazed window to rear and French doors to garden.

CLOAKROOM

Upvc double glazed window to rear, low level WC.

FIRST FLOOR

LANDING

Upvc double glazed window to rear.

BEDROOM 1

12' 4" x 11' 6" (3.77m x 3.51m)

Upvc double glazed window to front, radiator.

BEDROOM 2

11' 8" x 11' 6" (3.58m x 3.53m)

Upvc double glazed window to front, cupboard housing gas central heating boiler.

BEDROOM 3

10' 0" x 9' 5" (3.05m x 2.88m)

Upvc double glazed window to rear, radiator.

BATHROOM/WC

9' 11" x 8' 3" (3.03m x 2.53m)

Upvc double glazed windows to rear, 4 piece suite comprising bath, shower, wash basin and low level WC, built in store cupboard. Access to loft with loft ladder.

EXTERIOR

The house has a front garden and driveway to the garage. At rear there is an enclosed garden with westerly aspect.

INTEGRAL GARAGE

17' 11" x 8' 2" (5.48m x 2.49m)

With Upvc double glazed windows to front and French doors, door to kitchen.

TENURE

Freehold.



COUNCIL TAX

Band C.

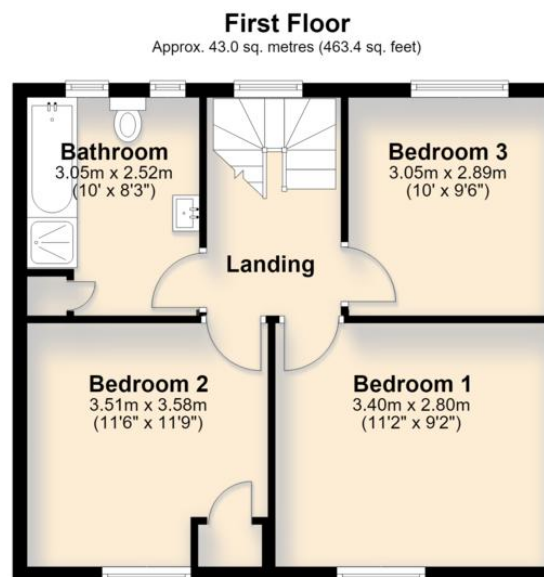
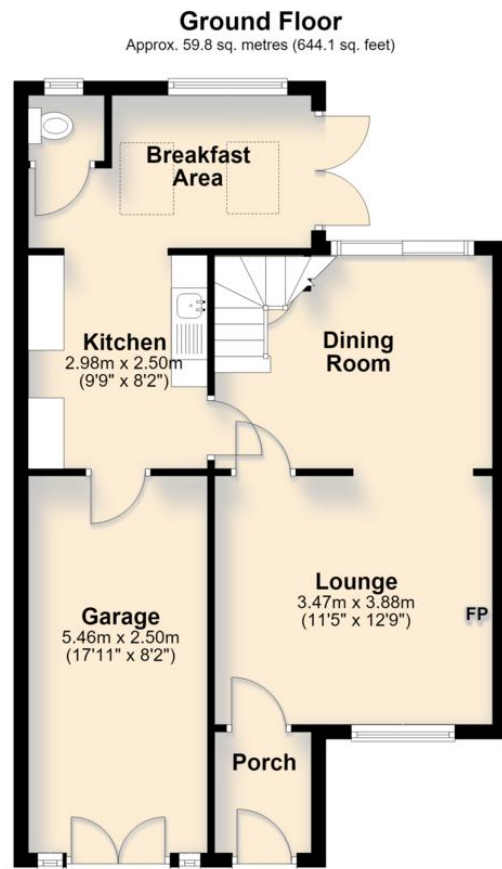
ADDITIONAL INFORMATION

The house has mains water, drainage, gas and electric. Cable/broadband connected. We understand cable is connected. The house is of conventional cavity construction under a pitched tile clad roof.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



FLOORPLAN



Total area: approx. 102.9 sq. metres (1107.5 sq. feet)

CONTACT

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