



## 4 TURBILL GARDENS, PLYMPTON

PLYMOUTH, PL7 2XF

**£260,000**  
**FREEHOLD**

Situated in a popular cul-de-sac in the Chaddlewood area of Plympton is this nicely presented extended three bedroom house. Accommodation comprises lounge, kitchen/breakfast Room, family room, three bedroom and a bathroom. Benefits include driveway for 2 vehicles, enclosed rear garden and half garage storage area. A credit to its current owners a viewing is highly advised.



## 4 TURBILL GARDENS

- Extended Terrace House • Three Bedrooms
- Off Road Parking For 2 • Enclosed Rear Garden Vehicles
- Gas CH & uPVC Double Glazing • Internal Viewing Advised
- Cul-De-Sac Location



### Entrance:

Via part glazed door into:

Porch: 2.54m x 1.96m (8'3" x 6'5")

### Opening into:

### Hallway:

Door into lounge, radiator and opening into:

Kitchen/Breakfast Room: 4.70m x 3.10m (15'5" x 10'2")

Wall and floor mounted units with roll edge work tops and tiling to splash back areas. built in eye level over with gas hob and extractor over. Spaces provided for washing machine, fridge/freezer and slimline dishwasher. Bowl and a half drainer sink unit with mixer tap over. Window opening into porch.

Lounge: 5.69m x 3.66m (18'8" x 12'0")

Stairs rising to first floor, door to storage cupboard under stairs and opening into:

### Family Room:

### First Floor Landing:

Doors to all upstairs rooms and access to loft space.

Bedroom 1: 3.72m x 2.59m (12'2" x 8'5")

uPVC double glazed window to the rear and radiator.

Bedroom 2: 3.39m x 3.15m (11'1" x 10'4")

uPVC double glazed window to the front and radiator.

Bedroom 3: 2.54m x 2.27m (8'3" x 7'5" )

uPVC double glazed window to the rear and radiator

### Bathroom:

uPVC obscure double glazed window to the front. Suite

comprising panelled bath, two pedestal wash hand basins, low flush W.C and Bidet. Tiling to all splash back area and to shower area radiator.

### Outside:

To the front of the property is a double driveway offering parking for two vehicle and a path leading to the front door. To the rear is a low maintenance garden with stone chipped areas and a gate giving access to the rear access lane. To the rear of the garden is ana area currently housing a shed.

### Garage:

Half Garage with metal up and over door, power and lighting.

### Additional Information:

Council Tax - B - £1808.67

Construction - Standard

Parking - Off Road Parking x 2




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Total Area: 102.9 m<sup>2</sup> ... 1108 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>84</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>67</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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