



## 39 Delamere Road

Egguckland, Plymouth, PL6 5XG

**£210,000**



A well presented mid-terraced property with off-road parking for 2 vehicles to the fore. The accommodation comprises an entrance hall, kitchen/diner & lounge on the ground floor. There are 2 double bedrooms & a family bathroom on the first floor. The property is double glazed & gas centrally heated. To the rear is an enclosed garden with paved seating area, section of lawn & private covered seating area towards the rear boundary with a greenhouse to one side.



## DELAMERE ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5XG

### ACCOMMODATION

Entrance via an obscured uPVC double-glazed door which opens into the entrance hall.

#### ENTRANCE HALL 7'11" x 3'10" (2.42m x 1.18m)

Solid oak floor. Staircase rising to the first floor landing. Wooden door with obscured glazed panels opens into the kitchen/diner. Further door opening into the lounge. Overhead storage unit.

#### LOUNGE 17'11" into the bay x 10'6" (5.47m into the bay x 3.21m)

Feature fireplace, living flame gas fire. uPVC double-glazed window to the front. uPVC double-glazed bay window to the rear. Covings.

#### KITCHEN/DINER 15'11" narrowing to 5'6" x 13'9" narrowing to 5'5" (4.87m narrowing to 1.69m x 4.21m narrowing to 1.67)

Attractive matching oak base & wall mounted units to include Belling range cooker & inset Hotpoint dishwasher. Roll edge laminate work surfaces have inset 1.5 bowl sink unit with mixer tap. Spaces for a washing machine & upright fridge/freezer. Tiled splash-back. Ceiling spotlights. uPVC double-glazed window to the front. uPVC double-glazed French doors open out to the rear garden. Door to under-stairs storage cupboard. Tiled floor.

#### FIRST FLOOR LANDING 6'3" x 3'1" (1.93m x 0.94m)

uPVC double-glazed window to the rear. Doors leading to the bedrooms & bathroom.

#### BEDROOM ONE 16'0" x 10'5" (4.88m x 3.2m)

Dual aspect room with uPVC double-glazed window to the front & rear.

#### BEDROOM TWO 10'7" x 10'0" (3.24m x 3.07m)

uPVC double-glazed window to the front. Access hatch to roof void. Door to a large storage cupboard.

#### BATHROOM 5'5" x 6'7" (1.67m x 2.02m)

Matching suite of P-shaped bath with multi-jet system & overhead shower, pedestal wash hand basin & close coupled wc. Tiled walls & floor. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

### OUTSIDE

The property is approached via a concrete path which is bordered on one side by a large section of stone chippings, acting as off-road parking for a couple of vehicles.

### GARDEN

To the rear an enclosed garden which consists of a couple of steps leading up to a paved patio seating area, with further timber steps leading up to the second terrace, which is laid of stone chippings & shrub flower beds to one side. A couple of more steps lead up to the second terrace, which is laid to lawn with a pond to one side & barbecue area. Steps lead up to a covered private seating area with fire pit. Greenhouse & shed.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: A

### SERVICES

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

The property has solar panels which are leased. The homeowners get the benefit of free solar energy at point of use in daylight.

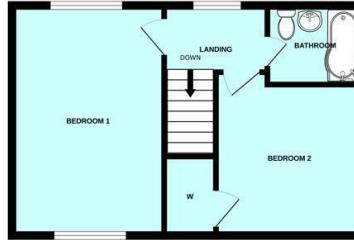
### Area Map



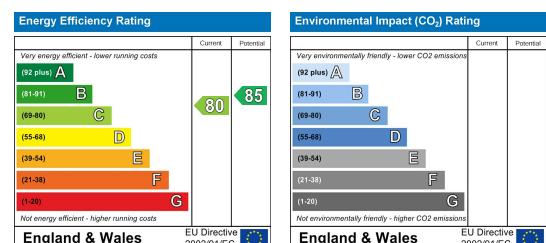
### Floor Plans



1ST FLOOR



### Energy Efficiency Graph



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