Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



14 Holdsworth Street

Pennycomequick, Plymouth, PL4 6NN

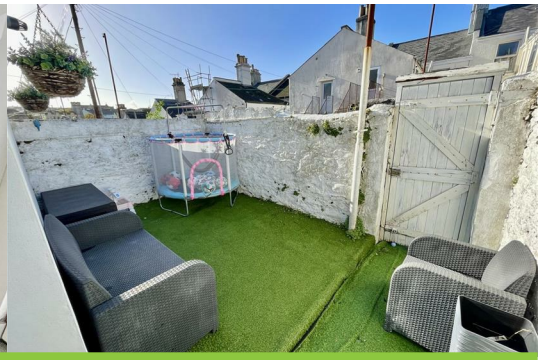
£240,000

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A well-proportioned period built mid-terraced home, improved & benefiting from uPVC double-glazing & gas central heating. The ground floor features an entrance hall, spacious bay-fronted lounge, dining room, modern fitted kitchen/breakfast room with integrated appliances & a contemporary shower room. Upstairs are 3 double bedrooms, including a large double bedroom, plus a spacious loft room with Velux windows, power & radiator. Externally, there is a small front garden, enclosed rear courtyard & a useful external storage room with power & lighting.







HOLDSWORTH STREET, PENNYCOMEQUICK, PLYMOUTH, PL4 6

LOCATION
Found in this area of Pennycomequick, close to the centre of Plymouth with a good variety of local services & amenities to hand. Within walking distance of the city centre & university. Central Park on your doorstep.

SUMMARY
A well proportioned, period-built mid-terraced house. It has had the benefit of major upgrading & improvement works & has been in the same family ownership for many years. Having the benefit of uPVC double-glazing & gas fired central heating with a modern boiler.
On the ground floor, an entrance lobby opens to the long hall, a staircase rising to the 1st floor & an under-stairs cupboard. A generous sized bay-fronted lounge with an archway to the good sized dining room. In the tenement section, a modern fitted kitchen/breakfast room with integrated appliances including a 5 ring stainless steel gas hob with stainless steel splashback & extractor hood over. A fridge/freezer, sink unit, a Hotpoint oven/grill, Worcester Bosch boiler servicing the central heating & domestic hot water. Breakfast bar & stools. A well appointed modern fitted shower room with white fittings including a shower, wash-hand basin & wc.
At 1st floor level, 3 double bedrooms, the front bedroom being an extra large double bedroom. A staircase rises to the spacious loft room with 2 velux double-glazed roof lights. Floored with radiator & power. Externally, a small front garden, a walled enclosed low maintenance rear courtyard garden & off this, a useful outside store with double-glazing power & lighting.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 10'10 x 3'3 (3.30m x 0.99m)
Opens into the long hall.

LOUNGE 16'8 x 12' max (5.08m x 3.66m max)
Archway into:-

DINING ROOM 13'9 x 9'6 (4.19m x 2.90m)

KITCHEN/BREAKFAST ROOM 14'2 x 9'10 (4.32m x 3.00m)

SHOWER ROOM 9'4 x 4'8 (2.84m x 1.42m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'8 x 14'3 max (4.78m x 4.34m max)

BEDROOM TWO 13'9 x 9'7 (4.19m x 2.92m)

BEDROOM THREE 10'9 x 9'8 (3.28m x 2.95m)

SECOND FLOOR

LOFT ROOM 18'11 x 15'8 overall (5.77m x 4.78m overall)

EXTERNALLY
A low maintenance front garden & rear courtyard garden.

STORE ROOM 9'9 x 8'7 (2.97m x 2.62m)

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

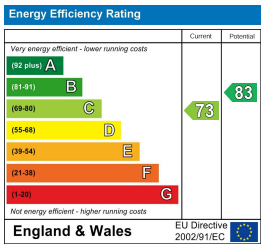
Area Map

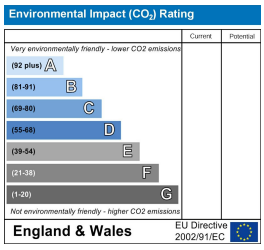


Floor Plans



Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk