Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



# 25 Sydney Close

Plympton, Plymouth, PL7 1PY

**£285,000**

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Tucked away in a quiet cul-de-sac in the heart of Plympton, just a few minutes' walk from the Ridgeway, is this extended family home. The accommodation briefly comprises an entrance porch and hallway, lounge/diner, kitchen and a rear hallway with internal access to the garage. Upstairs there are 4 good-sized bedrooms and a shower room whilst outside there are gardens to the front and rear together with off-road parking. The property requires modernisation and is offered with no onward chain.







## SYDNEY CLOSE, PLYMPTON, PLYMOUTH PL7 1PY

### ACCOMMODATION
uPVC double-glazed door with inset obscured glass, opening into the entrance porch.

### ENTRANCE PORCH 8'2" x 3'0" (2.51 x 0.92)
uPVC double-glazed door with inset obscured glass opening into the entrance hallway. uPVC double-glazed window with obscured glass to the front elevation.

### ENTRANCE HALLWAY 9'2" x 3'4" (2.8 x 1.04)
Door leading to the lounge/diner. Under-stairs storage cupboard. Stairs ascending to the first floor accommodation.

### LOUNGE/DINER 19'2" x 10'9" max narr to 8'11" (5.86 x 3.30 max narr to 2.72)
Dual aspect with uPVC double-glazed windows to the front and rear elevations. Gas fireplace with a tiled hearth and surround. Door leading to the kitchen.

### KITCHEN 10'1" x 8'3" (3.09 x 2.53)
Base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half bowl stainless-steel sink unit. spaces for a washing machine, fridge/freezer and cooker. uPVC double-glazed window to the rear elevation. Doorway leading to the rear hallway.

### REAR HALLWAY 8'2" x 2'9" (2.49 x 0.84)
uPVC double-glazed door with inset obscured glass opening to the rear garden. Door leading to the garage.

### FIRST FLOOR LANDING 11'7" x 2'10" max (3.54 x 0.88 max)
Doors providing access to the first floor accommodation. Hatch providing access to the loft space.

### BEDROOM ONE 12'5" x 10'2" (3.8 x 3.1)
Built-in wardrobes with sliding doors. Built-in storage cupboards. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 10'2" x 9'11" (3.1 x 3.04)
uPVC double-glazed window to the front elevation.

### BEDROOM THREE 10'4" x 8'7" (3.16 x 2.63)
uPVC double-glazed window to the rear elevation.

### BEDROOM FOUR 10'10" x 8'11" max (3.32 x 2.74 max)
uPVC double-glazed window to the rear elevation.

### SHOWER ROOM 6'9" x 5'4" (2.08 x 1.64)
Curved corner shower cubicle with electric shower, pedestal wash handbasin and low-level wc. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE
The property is approached via a brick-paved driveway with space for one car and an adjacent area of lawn, bordered by mature shrubs and plants and enclosed by a wall. A path leads down the side of the property providing access to the rear. The rear garden wraps around the property and faces west, with a small area of paved patio and another laid to lawn. A paved path cuts down through the centre leading up to a further area of mature shrubs and trees.

### GARAGE 19'2" x 10'11" max narr to 7'9" (5.86 x 3.33 max narr to 2.37)
Electric up-&-over door. Fitted work benches. Wall-mounted shelving. Wall-mounted boiler. Power and lighting. uPVC obscured double-glazed window to the rear elevation.

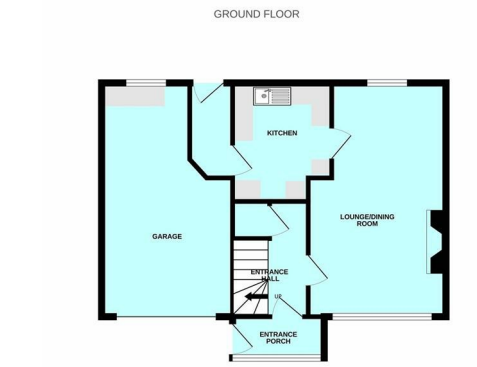
### COUNCIL TAX PCC
Plymouth City Council
Council Tax Band: C

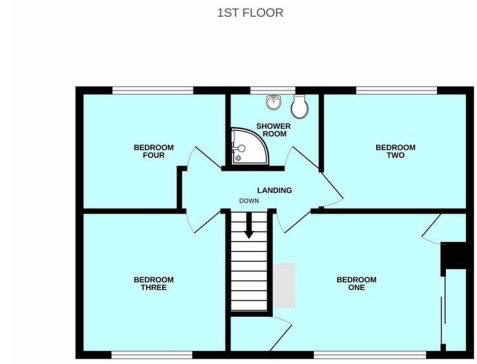
### SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

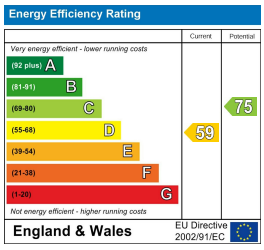


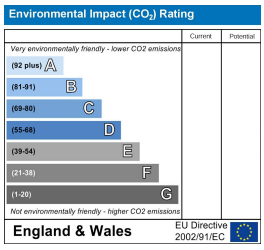

## Floor Plans




## Energy Efficiency Graph




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