Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



# 70 Grantham Close

Plympton, Plymouth, PL7 1UN

**£175,000**

1 | 1 | 1 | D

Well-presented terraced house, situated in the Merafield area of Plympton, within easy reach of local bus routes & the Saltram estate where there are lovely countryside walks & a cafe, with local shops & a supermarket close by. The accommodation briefly comprises an open plan lounge/kitchen/diner with a bedroom & shower room on the first floor. Gardens to the front & rear with access from the rear into Hardwick woods & a garage in a block close-by. There is also additional parking on the Grantham Close estate.







## GRANTHAM CLOSE, PLYMPTON, PLYMOUTH PL7 1UN

### ACCOMMODATION
uPVC double-glazed door opening into the open plan living room.

### OPEN PLAN LIVING ROOM 12'5 x 11'8 (3.78m x 3.56m)
uPVC double-glazed window overlooking the front. Open plan staircase to the first floor. Storage cupboard housing the gas and electric meters and RCD fuse box.

### KITCHEN/DINER 12'5 x 9'11 (3.78m x 3.02m)
Well-fitted with a range of units comprising eye-level triple wall cupboard, matching base cupboards and drawers with laminate work surfaces over and tiled up-stand surround, incorporating a stainless-steel single-drainer sink unit with mixer tap. Electric cooker point. Plumbing for washing machine. Ample space for dining table and chairs. uPVC double-glazed window overlooking the rear garden. Partly-glazed stable door opening onto the rear garden. The kitchen houses the gas boiler.

### FIRST FLOOR LANDING
An open plan area.

### BEDROOM 17' x 12'5 (5.18m x 3.78m)
A good-sized room with a uPVC double-glazed window overlooking the front and a far-reaching view. Large storage cupboard with shelving.

### SHOWER ROOM 9'4 x 6'9 (2.84m x 2.06m)
Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with an electric shower, vanity wash handbasin with mixer tap and a double cupboard below and a low-level wc. Velux double-glazed window overlooking the rear.

### OUTSIDE
To the front of the property there is an easy-to-maintain garden laid to slate chippings, with a border of flowers, shrubs and dwarf conifers. The rear garden is terraced with steps leading up through the garden with level terraced areas for sitting and enjoying the views and the woodland backdrop. There is a small wooden shed and access from the rear into the woodland.

### GARAGE
Situated in a nearby block.

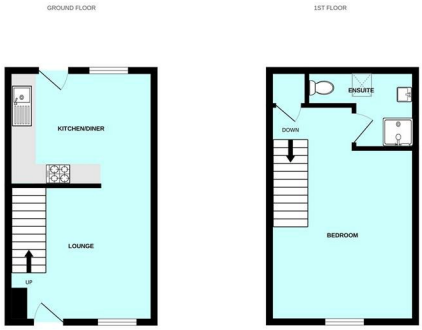
### COUNCIL TAX
Plymouth City Council
Council Tax Band: A

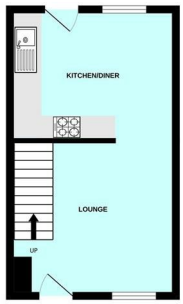
### SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

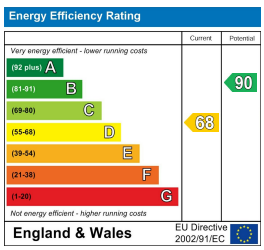


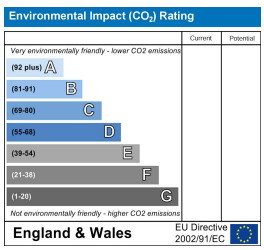

## Floor Plans




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk