



## 12 Moulton Close

Plympton, Plymouth, PL7 2XD

£270,000



Family home situated in a central part of Chaddlewood, with good access links to the school, bus routes and local amenities. Being offered with no onward chain the accommodation briefly comprises an entrance hall, lounge & separate dining room, snug/office/optional 4th bedroom, kitchen & ground floor cloakroom whilst upstairs there are 3 bedrooms & a family bathroom. To the front there is parking for 2 vehicles & to the rear there is an enclosed garden.



**MOULTON CLOSE, PLYMPTON, PLYMOUTH PL7 2XD**

**ACCOMMODATION**

Obscured uPVC double-glazed door opening into the entrance hall.

**ENTRANCE HALL 12'0" x 5'0" (3.67 x 1.53)**

Doors leading to the lounge, dining room and kitchen. Stairs ascending to the first floor landing. Obscured single-glazed dividers providing natural light to the dining area.

**LOUNGE 16'8" x 11'10" (5.10 x 3.62)**

Double wooden doors with inset panelling opening into the dining area. uPVC double-glazed window to the rear elevation. uPVC double-glazed sliding patio door opening to the rear garden.

**DINING ROOM 12'11" x 12'2" (3.96 x 3.71)**

Door opening to the snug/office/optional bedroom 4. Under-stairs storage.

**KITCHEN 10'3" x 10'0" (3.13 x 3.06)**

Matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half bowl stainless-steel sink unit and mixer tap. Recess space for 2 of either an under-counter fridge, under-counter freezer, dishwasher or washing machine. A tiled splash-back runs the entire length of the kitchen. The room is dual aspect with uPVC double-glazed windows to the front and side elevations.

**SNUG/OFFICE/OPTIONAL BEDROOM 4 17'6" x 5'2" going to 6'6" (5.34 x 1.58 going to 2.0)**

Door opening to the wc. Double wooden door providing access to the boiler, gas and electric meters. uPVC double-glazed window to the front elevation.

**DOWNSTAIRS WC 7'7" x 2'4" (2.32 x 0.72)**

Fitted with a vanity-style wash handbasin with mixer tap and storage beneath and a close-coupled wc. Extractor fan.

**FIRST FLOOR LANDING 9'11" x 2'11" (3.04 x 0.90)**

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down loft access hatch.

**BEDROOM ONE 11'6" x 9'8" (3.53 x 2.97)**

uPVC double-glazed window to the front elevation.

**BEDROOM TWO 8'9" x 8'5" (2.67 x 2.58)**

Built-in mirrored wardrobe with sliding doors. uPVC double-glazed window to the rear elevation.

**BEDROOM THREE 9'4" x 8'3" (2.87 x 2.53)**

uPVC double-glazed window to the rear elevation.

**BATHROOM 9'4" x 8'3" (2.87 x 2.53)**

Partly-tiled and fitted with a matching suite comprising bath with tiled surround and mixer tap, double corner shower cubicle with waterfall shower and hand-held attachment, surface-mounted glass bowl handbasin with mixer tap set onto a storage unit and close-coupled wc. 2 chrome heated towel rails. Extractor. Obscured uPVC double-glazed windows to the front elevation.

**OUTSIDE**

The property is approached via a brick-paved driveway providing off-road parking for 2 vehicles and a walkway providing access to the entrance, leading to a wooden gate which opens to the rear garden. The rear garden is fully-enclosed and very private - ideal for entertaining. It has been laid for ease-of-maintenance, mainly to patio and housing a large storage shed.

**COUNCIL TAX PCC**

Plymouth City Council  
Council Tax Band: B

**SERVICES**

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

**WHAT3WORDS**

///harsh.means.plug

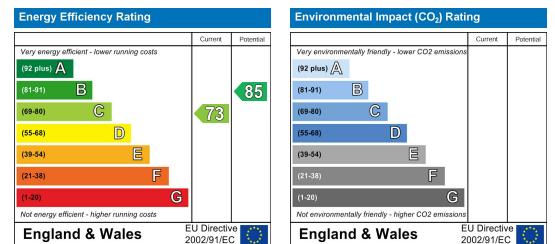
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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