



18 WELLFIELD CLOSE

PLYMOUTH, PL7 2GY

£240,000
FREEHOLD

Situated in a popular cul-de-sac in the Chaddlewood area of Plympton is this nicely presented Two bedroom semi detached house with driveway and garage. Accommodation comprises lounge, modern kitchen, conservatory, two bedrooms and a bathroom. Further benefits include gas central heating and uPVC double glazing. An internal viewing is highly recommended.



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- Semi Detached Property
- Two Bedrooms
- Conservatory
- Modern Kitchen & Bathroom
- Driveway & Garage
- Cul-de-Sac Location



Entrance:

via uPVC door with glazed panel into:

Hallway:

Stairs to first floor and door into:

Lounge: 4.26m x 3.26m (13'11" x 10'8")

uPVC double glazed window to the front. Feature fireplace with living flame fire and radiator and door to understairs storage. Double doors to:

Kitchen: 4.22m x 2.24m (13'10" x 7'4")

Wall and floor mounted matching units with square edge worktops and matching upstands. Further matching full heights cupboards to dining end. Single drainer sink unit with mixer tap over, built in gas hob with extractor over and oven beneath. Space provided for dishwasher and fridge/freezer. Window to the rear and double glazed doors through to.

Conservatory: 3.56m x 2.37m (11'8" x 7'9")

uPVC double glazed windows and sliding doors to the rear and radiator.

Landing:

Doors to upstairs rooms and door to storage cupboard.

Bedroom 1: 3.34m x 3.27m (10'11" x 10'8")

uPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors.

Bedroom 2: 2.64m x 2.28m (8'7" x 7'5")

uPVC double glazed window to the rear, radiator and doors to fitted wardrobes.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath with shower over and glazed screen, low flush W.C and pedestal wash hand basin. Tiling to all splash back area and to shower area and

Outside:

To the front of the property is a small garden. a path to the front door, a driveway and a garage. To the side is a path leading to the front door. To the rear is a patio area and a lawned garden with a further stone chipped area.

Useful Information

Construction - Standard

Council Tax B - £1808.67

Parking - Drive & Garage

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Total Area: 66.0 m² ... 710 ft²





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

