Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



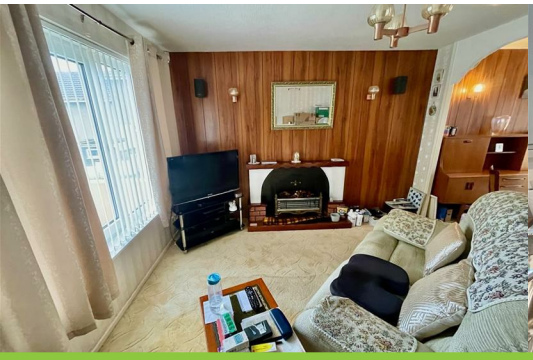
77 Kings Tamerton Road

St Budeaux, Plymouth, PL5 2BA

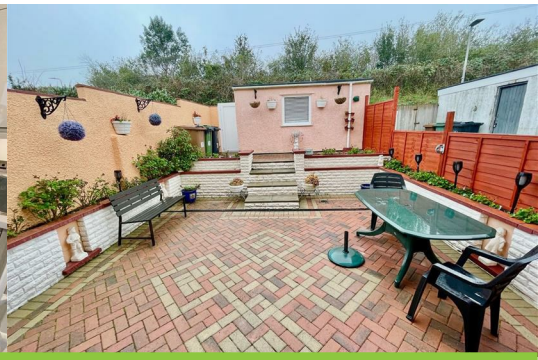
Guide Price £200,000

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GUIDE PRICE £200,000 - £210,000. A well-maintained and upgraded 2 storey end-terraced home, featuring a spacious lounge opening into the dining room with patio doors. 2 double bedrooms, a versatile office/store room, modern fitted kitchen, shower room & benefits include uPVC double-glazing, electric heating & attractive, low-maintenance front & rear gardens with a paved patio & powered garden shed.







KINGS TAMERTON ROAD, ST BUDEAUX, PLYMOUTH, PL5 2BA

GUIDE PRICE £200,000 - £210,000

SUMMARY

The property comprises a 2 storey end-terraced house, built circa 1973 with the 'Laing Easi' construction. The property has been looked after, upgraded & improved to its present high standard. Light, airy & welcoming home. Electric & night storage heating. uPVC double-glazing. Hall with night storage heating unit, quality fitted & integrated modern kitchen, generous sized lounge to front with wide archway opening into the good sized dining room with patio doors overlooking & opening to the rear. At 1st floor level, the landing has a further night storage heater unit, an airing cupboard with a large capacity hot water tank & immersion heater on the economy 7 time control. There are 2 good sized double bedrooms & a store room which could be used as an office. A well appointed, modern fitted shower room/wc. The property stands on a rectangular shaped plot with well kept, low-maintenance front garden and to the rear, a delightful, enclosed & low-maintenance back garden with a wide paved patio, raised flower borders & a shed/store with powerpoints & lighting. A sun awning at the back of the house.

LOCATION

Found in this popular established residential area of Kings Tamerton Road with a good variety of local services & amenities to hand.

ACCOMMODATION

GROUND FLOOR

HALL 16'7 x 5'11 in part 6'4 max (5.05m x 1.80m in part 1.93m max)

Designa night storage heateing unit. Staircase rises to the 1st floor. Open under-stair area.

LOUNGE 12' x 11'7 (3.66m x 3.53m)

Window to the front. Eelectric fire & surround. Archway into:-

DINING ROOM 9'7 x 8' (2.92m x 2.44m)

Window & sliding patio door to the rear garden.

KITCHEN 9'9 x 8'7 (2.97m x 2.62m)

Window overlooking the rear garden. Modern fitted integrated kitchen including range of different lighting. Designed with excellent storage, 1.5 stainless steel sink with mixer tap. Integrated appliances include electric Indesit 4 ring hob with illuminated extractor hood over, Indesit electric oven, electric Electrolux microwave over.

LANDING 11'7 x 5'10 minimum (3.53m x 1.78m minimum)

Airing cupboard houses large capacity hot water tank with immersion heater. 3 doors lead into:-

BEDROOM ONE 12'6 x 10'6 (3.81m x 3.20m)

Window to the front with far reaching views.

BEDROOM TWO 9'8 x 8'11 (2.95m x 2.72m)

Window to the rear. Fitted wardrobe.

STORE ROOM/OFFICE 5'11 x 3'9 (1.80m x 1.14m)

Window to the front.

SHOWER ROOM 8'7 x 5'9 (2.62m x 1.75m)

Window to the rear. Quality modern fittings including shower, wc & wash-hand basin.

EXTERNALLY

Low maintenance front garden. Low maintenance landscaped enclosed rear garden. Herringbone pattern brick paving with raised planters, power, lighting & water tap. At the end stands the garden shed/store (14' x 5'5) with window, power & lighting. Gate opens to the rear.

SOLAR PANELS

Incorporating 10 privately owned solar panels. Excess electric is sold into the grid, generating income circa £300 - £400 per annum.

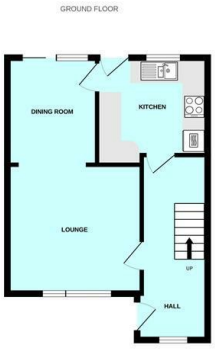
COUNCIL TAX

Plymouth City Council
Council Tax Band: A

Area Map

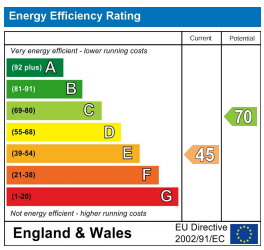


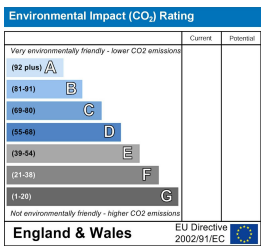
Floor Plans





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.

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