



## 18 Garden Park Close

Elburton, Plymouth, PL9 8JL

**£1,100 PCM**



Semi-detached family property with unfurnished accommodation comprising fitted kitchen, open plan lounge/diner, 3 double bedrooms & modern bathroom. Gardens to the front & rear. Drive & integral garage. Double-glazing & gas central heating.



## GARDEN PARK CLOSE, ELBURTON, PLYMOUTH PL9 8JL Accommodation (Accommodation)

uPVC part-obsured double-glazed entrance door leading into the entrance porch.

### ENTRANCE PORCH 5'0" x 4'4" (1.52 x 1.32 (1.53 x 1.34))

Glazed inner door leading into the lounge/dining room.

### LOUNGE/DINING ROOM 21'6" x 15'1" maximum (6.55 x 4.60 (6.56 x 4.61) maximum)

Turning staircase rising to the first floor accommodation with under-stairs storage cupboard. Double-glazed windows to the front and rear elevations. Door leading into the kitchen.

### KITCHEN 9'9" x 8'1" including kitchen un (2.97 x 2.46 (2.98 x 2.47) including kitchen un)

Matching eye level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with mixer tap. Built-in 4-ring gas hob with electric oven beneath and built-in extractor. Courtesy door to the garage. Double-glazed window. Obscured double-glazed door giving access to the rear garden.

### INTEGRAL GARAGE 17'3" x 8'3" (5.26 x 2.51 (5.28 x 2.52))

Up-and-over door the front. Power and light. Wall-mounted electric meter, fuse box and consumer unit.

### FIRST FLOOR LANDING

Double-glazed window to the rear.

### BEDROOM THREE 9'8" x 9'0" (2.95 x 2.74 (2.96 x 2.75))

Double-glazed window to the rear overlooking the garden.

### BEDROOM TWO 11'7" x 11'6" (3.53 x 3.51 (3.55 x 3.52))

Double-glazed window to the front with pleasant outlook across local rooftops toward the countryside.

### BEDROOM ONE 11'7" x 11'10" (3.53 x 3.61 (3.54 x 3.63))

Double-glazed window to the front with pleasant outlook across local rooftops toward the countryside.

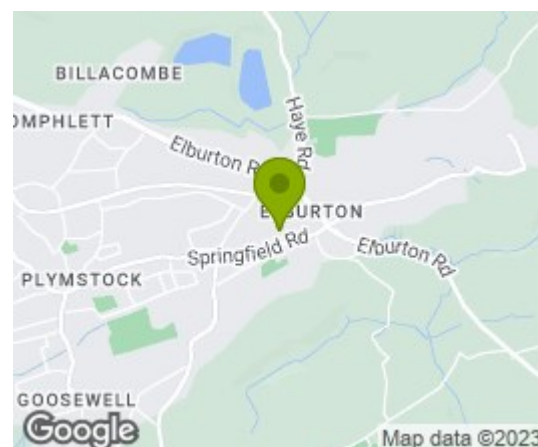
### BATHROOM 9'8" x 8'3" (2.95 x 2.51 (2.97 x 2.52))

White suite comprising corner bath with mixer tap and spray attachment, pedestal wash handbasin and low-level toilet. Tiling to all walls with wood panelling beneath. Built-in cupboard housing the gas boiler. Airing cupboard space. Loft hatch.

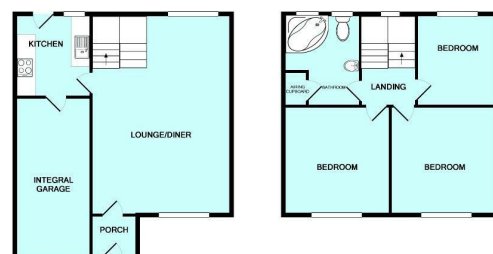
### OUTSIDE

A sloped drive provides off-road parking and leads to the integral garage with an adjacent lawn and mature shrubs. To the side of the property a gate leads through to the rear garden which is enclosed by a combination of walling, fencing and mature hedging. Paved area adjacent to the rear of the property with an elevated lawn and mature shrubs.

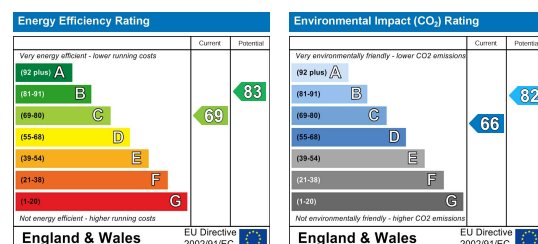
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.