



## 12 Saltram Terrace

Lee Moor, Plymouth, PL7 5JB

**£240,000**



An end terraced family home situated in a village on The Moors. The accommodation comprises lounge, dining room, kitchen/breakfast room, utility room, conservatory, shower room, four bedrooms and a family bathroom. There are front and large rear gardens and the property has a double garage.



## 12 SALTRAM TERRACE, LEE MOOR, PLYMOUTH PL7 5JB

### ACCOMMODATION

uPVC French doors opening into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM 25'1" x 9'0" (7.66 x 2.75)

Attractive matching base and wall-mounted units to include fitted twin oven, integral fridge and freezer. Position for a dishwasher. Roll-edge laminate work surface over with four ring gas hob. Tiled splash-back. Breakfast bar. Laminate wood flooring. uPVC double-glazed window to rear elevation. Doorway opening into the dining room. Laminate wood flooring.

### DINING ROOM 16'7" x 8'3" (5.06 x 2.52)

Feature fireplace with multi fuel cast iron burner with tiled hearth. Door to storage cupboard. Further door leading through to the utility. Archway opening into the lounge. Laminate wood flooring.

### LOUNGE 14'11" x 13'7" (4.56 x 4.16)

Feature fireplace with 'living flame' gas fire. Television point. Door leading into the internal hallway. Square arch opening into the conservatory.

### CONSERVATORY 13'9" x 10'3" (4.2 x 3.13)

Laminate wood flooring. uPVC double-glazed windows to side and rear elevations. uPVC double-glazed French doors opening out to the front garden.

### UTILITY ROOM 8'9" x 6'8" (2.67 x 2.04)

Twin roll-edge laminate work surfaces with space for washing machine, tumble dryer and fridge-freezer. Slate flooring. uPVC double-glazed window to side elevation. Inset sink unit into work surface. uPVC double-glazed stable door opening out to the rear courtyard. A further door leading through to the shower room.

### SHOWER ROOM 6'5" narrowing to 2'7" x 6'11" narrowing to 4'4" (1.97 narrowing to 0.8 x 2.13 narrowing to 1.33)

Matching suite of corner shower cubicle, close-coupled wc and wall-mounted wash hand basin. Chrome heated towel rail. Spot lighting. Slate flooring. uPVC obscured double-glazed window to side elevation. Door opening to the boiler cupboard which houses the Worcester boiler.

### INNER HALLWAY

Shelving to one wall. Stairs ascending to the first floor. Door leads to stairs ascending to the fourth bedroom.

### FIRST FLOOR LANDING

Doors leading through to the bedrooms and bathroom.

### BEDROOM ONE 20'7" x 8'7" (6.29 x 2.64)

To include an array of fitted bedroom furniture with bedside cabinets, overhead storage units, wardrobes, chest of drawers and a vanity seating area. Twin uPVC double-glazed windows to front elevation with views over The Moors.

### BEDROOM TWO 15'1" x 8'11" (4.62 x 2.73)

uPVC double-glazed window to rear elevation.

### BEDROOM THREE 11'3" x 8'7" (3.44 x 2.63)

uPVC double-glazed window to rear elevation.

### BATHROOM 10'9" x 7'1" (3.3 x 2.16)

Matching suite of panelled bath with mixer shower attachment and waterfall tap, separate shower cubicle, close-coupled wc with hidden cistern and wall-mounted wash hand basin inset into vanity storage cupboard. Tiled walls. uPVC obscured double-glazed window to rear elevation. Spot lighting. Door to an airing cupboard. Heated towel rail.

### BEDROOM FOUR 16'4" x 10'2" (5.0 x 3.11)

Three Velux windows to roof, two to front elevation with views over the Moorland and one to rear elevation.

### OUTSIDE

The property is approached via a wrought iron gate which gives access to a path leading to the front of the property. The main section of front garden is laid to decking with a further section of lawn and a concrete seating area. To the rear of the property is a brick paved patio seating area with a wrought iron gate giving access out to the walkway, to the fore is a purpose built storage shed. A wooden gate gives access to some steps leading to the rear garden where there is an enclosed concrete section of garden and a large lawn.

### STORAGE SHED 14'5" x 8'0" (4.4 x 2.46)

uPVC door opening into the unit. Obscured double-glazed window to front elevation. Light and power.

### DOUBLE GARAGE 18'9" x 15'4" (5.74 x 4.69)

Electric up and over door. Courtesy door to the side elevation. Light and power.

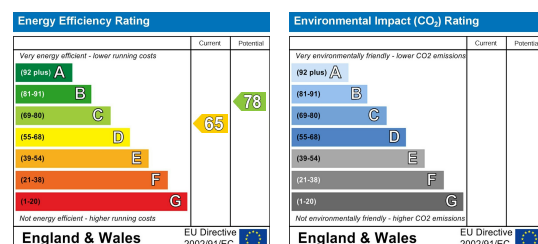
## Area Map



## Floor Plans



## Energy Efficiency Graph



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