



4 The Paddock

Hemerdon Village, Plymouth, PL7 5FH

£325,000



Semi-detached family home situated in a quiet cul-de-sac, with well-presented accommodation briefly comprising an entrance hall, lounge/diner, kitchen & downstairs wc together with 3 bedrooms & the family bathroom. Outside there is allocated parking for 2 vehicles & an enclosed rear garden. The property also benefits from owned solar panels & ample storage.



THE PADDOCK, HEMERDON VILLAGE, PLYMOUTH PL7 5FH

ACCOMMODATION

uPVC double-glazed patterned-glass door opening into the entrance hall.

ENTRANCE HALL 15'0" x 3'10" (4.58 x 1.17)

Doors providing access to the ground floor accommodation. Large storage cupboard. Stairs ascending to the first floor landing with storage beneath. uPVC double-glazed window to the front elevation.

KITCHEN 10'1" x 9'3" (3.08 x 2.83)

A light, well-presented room fitted with a range of base and wall-mounted units incorporating a quartz square-edged work surface with inset induction hob, extractor over and tiled splash-back. Integral oven and grill, fridge/freezer, dishwasher and washing machine. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 17'9" x 16'10" (5.43 x 5.15)

A spacious room with a wall-mounted electric fan heater. Storage cupboard. uPVC double-glazed sliding patio door opening to the rear garden. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Drop-down access hatch to part-boarded, insulated loft with power and lighting. Storage cupboard.

BEDROOM ONE 13'6" x 8'9" (4.13 x 2.68)

Cupboard housing the hot water tank. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'10" x 9'9" (3.92 x 2.99)

Built-in double wardrobe. uPVC double-glazed window to the side elevation.

BEDROOM THREE 9'3" x 6'8" (2.83 x 2.05)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 9'8" x 5'10" (2.96 x 1.80)

Well-presented and fitted with a suite comprising a panelled bath with an electric shower over pedestal wash handbasin with mixer tap and close-coupled wc. Storage cupboard. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a brick-paved shared access road, with 2 brick-paved parking spaces to the side and a slabbed walkway leading to the front door. The path continues around the side of the property to the rear garden, via a wooden gate. The rear garden is northwesterly-facing and fully enclosed by a Devon hedge, mature shrubs and trees. The garden includes an area laid to lawn, a hardstand suitable for a shed or a seating area and a slightly lowered patio area - ideal for entertaining.

COUNCIL TAX

South Hams District Council
Council Tax Band: D

SERVICES

The property is connected to mains electricity and water.

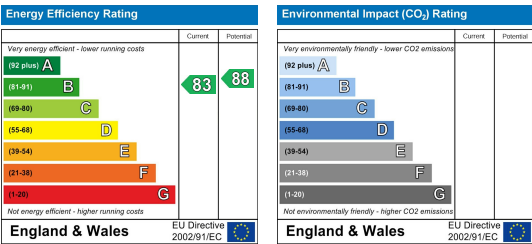
Area Map



Floor Plans



Energy Efficiency Graph



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