Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



15 Old Mill Court

Plympton, Plymouth, PL7 2AJ

£220,000

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Tucked away in a quiet cul-de-sac, just minutes from the Ridgeway, is this well-kept home, briefly comprising an entrance hallway, lounge, kitchen, conservatory, 2 double bedrooms & a shower room. It has an allocated parking space to the front & a beautiful, peaceful, private garden to the rear. It's perfectly located for those who do not drive & need to be close to local amenities - & first-time buyers alike.







OLD MILL COURT, PLYMPTON, PLYMOUTH PL7 2AJ

ACCOMMODATION
uPVC double-glazed door, with inset obscured glass panel, into the entrance hallway.

ENTRANCE HALLWAY 4'2" x 3'7" (1.28 x 1.11)
Door leading to the lounge. Stairs ascending to the first floor.

LOUNGE 14'1" x 10'3" (4.3 x 3.13)
Sliding double doors with inset glass panels leading to the kitchen. Under-stairs storage area. uPVC double-glazed window to the front elevation.

KITCHEN 13'6" x 8'1" (4.13 x 2.48)
Fitted with a range of base and wall-mounted units incorporating a roll-edged laminate worktop with stainless-steel sink unit and mixer tap. Wooden-framed single-glazed window looking into the conservatory. Space for fridge/freezer and cooker.uPVC double-glazed sliding doors leading to the conservatory.

CONSERVATORY 10'11" x 9'1" (3.35 x 2.78)
Constructed beneath a solid roof with uPVC panels at each side. Decorative wooden panelling has been fitted over the top. uPVC double-glazed French doors leading to the rear garden with full-length glass windows to either side.

FIRST FLOOR LANDING 6'3" x 3'4" (1.91 x 1.02)
Doors providing access to the first floor accommodation. Hatch providing access to the loft space.

BEDROOM ONE 12'2" (max) x 13'6" (max) into wardrobe space (3.72 (max) x 4.14 (max) into wardrobe space)
Fitted wardrobes and a built-in cupboard. uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'0" x 7'0" (3.07 x 2.14)
Built-in wardrobes. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 6'2" x 6'2" (1.88 x 1.89)
Walk-in shower with a mains-fed monsoon head and glass screen, vanity handbasin with mixer tap and a back-to-wall wc. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE
The property is approached from the public footpath into the front garden which is laid to gravel, with level access to the front door and a raised flowerbed on the front edge. There is also an allocated parking space to the front of the property. To the rear there is a fully-enclosed, sunny, private and peaceful courtyard garden laid to gravel, bordered by a feather-board fence and stone wall at the rear. There are raised flowerbeds and a wooden pergola and a small shed.

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

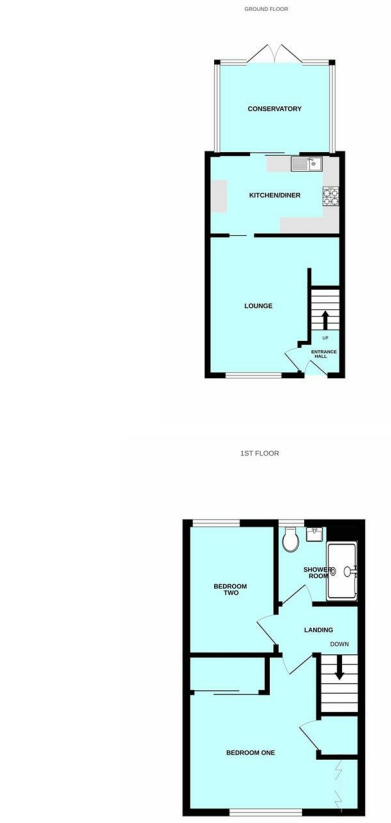
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS
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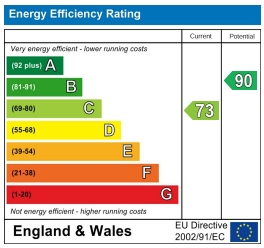
Area Map

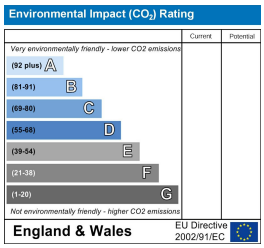


Floor Plans



Energy Efficiency Graph





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91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk