Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



3 Rhodes Close

Plympton, Plymouth, PL7 4BS

£325,000

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Very well-presented family home in a quiet cul-de-sac within the popular Colebrook area. The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen, sun room, 3 bedrooms & family bathroom. The property sits upon a generous plot with a wrap-around garden including a south-facing rear and a raised decked area with lovely views of Plympton and Plymouth. Driveway and garage. No onward chain.







RHODES CLOSE, COLEBROOK, PL7 4BS

ACCOMMODATION
Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 7'7" x 6'0" (2.32 x 1.84)
Door opening into the lounge. Stairs ascending to the first floor landing. uPVC double-glazed window to the rear elevation.

LOUNGE 13'4" x 12'10" (4.07 x 3.93)
Fireplace with a gas fire set onto a polished stone hearth with inset, surround and mantel. Under-stairs storage cupboard. 2 uPVC double-glazed windows to the front elevation. Open-plan access into the dining area.

DINING ROOM 10'8" x 8'10" (3.27 x 2.71)
Wooden door with inset glass panelling opening into the kitchen. French doors opening into the sun room.

KITCHEN 10'8" x 7'4" (3.26 x 2.26)
Fitted with a matching range of wood-effect base and wall-mounted units incorporating a rolled-edge laminate work-top. Stainless-steel one-&-a-half bowl sink unit with mixer tap. Inset 4-ring electric hob with a tiled splash-back and a stainless-steel extractor hood over. Integrated double oven. Integrated under-counter fridge. Dishwasher and washing machine. uPVC double-glazed window to the side elevation. Wooden door with inset glass panelling opening into the sun room.

SUN ROOM 15'4" x 9'10" (4.69 x 3.01)
Constructed beneath an orangery roof with uPVC double-glazed windows to the side and rear elevations. Patio doors opening to the decking.

FIRST FLOOR LANDING 7'5" x 6'6" (2.27 x 1.99)
Doors providing access to the first floor accommodation. Drop-down access hatch to the boarded, insulated loft, which has power and lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'11" x 9'11" (3.94 x 3.04)
uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'9" x 9'11" (3.28 x 3.04)
2 storage cupboards. uPVC double-glazed window to the rear elevation with views out over Plympton.

BEDROOM THREE 9'11" x 6'6" (3.04 x 2.00)
Fitted bed with storage beneath. uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 6'4" x 6'1" (1.94 x 1.86)
Fitted with a matching suite comprising a panel bath with a waterfall shower attachment and mixer tap, pedestal wash hand basin and a low level wc. Chrome towel rail/radiator. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE
The property is approached via a concrete path bordered by an area of freshly-laid lawn. A metal gate provides access to the side and rear gardens. To the side there is an area laid to lawn and a shed, enclosed by hedge. This leads to a south-facing stone-chipped area enclosed by a painted brick wall and housing a greenhouse. Adjacent to the rear of the property is a raised decked seating area with lovely views over Plympton and beyond. A further gate provides access to the driveway and garage.

GARAGE 16'0" x 8'8" (4.90 x 2.66)
Roller door. Power and lighting.

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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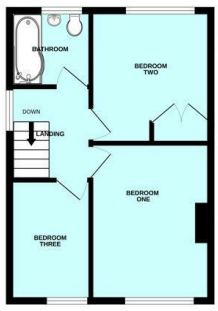
AGENT'S NOTE
There is lapsed planning for an extension to the side of the garden. Planning reference 05-00650-FUL

Area Map

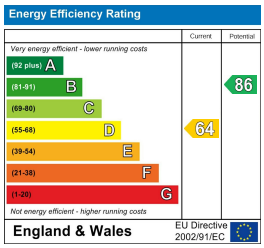


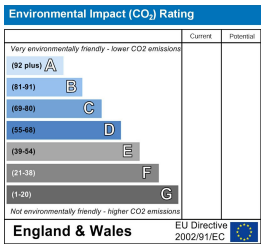
Floor Plans





Energy Efficiency Graph





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