



## 3 Sydney Close

Plympton, Plymouth, PL7 1PY

£240,000



Semi-detached house situated in the heart of Plympton, with accommodation briefly comprising an entrance hall, kitchen/diner, utility room, lounge, 2 bedrooms & bathroom. Outside there is a driveway & garage with gardens to both front & rear. The property is within walking distance of local schools, the Ridgeway & its amenities & is also on a main bus route. No onward chain.





SYDNEY CLOSE, PLYMPTON, PLYMOUTH PL7 1PY

ACCOMMODATION

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

ENTRANCE HALL 8'7" x 5'8" (2.64 x 1.73)

Doors leading to the kitchen/diner and utility area. Stairs ascending to the first floor landing.

KITCHEN/DINER 15'10" x 11'3" (4.85 x 3.45)

The kitchen is fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surface with inset 4-ring gas burner and extractor over and one-&-a-half bowl composite sink and mixer tap. Integral oven and grill. Spaces for washing machine and under-counter fridge or freezer. Obscured uPVC double-glazed door opening to the side and in turn to the garden. uPVC double-glazed window to the front elevation.

UTILITY 6'11" x 5'7" (2.11 x 1.71)

Spaces for additional fridge/freezer and tumble dryer.

FIRST FLOOR LANDING 8'2" x 4'11" (2.50 x 1.50)

Doors leading to the lounge, the bedrooms and family bathroom. Up-&-over hatch accessing the insulated loft space. uPVC double-glazed door opening to the rear garden.

LOUNGE 16'3" x 11'3" (4.96 x 3.43)

Gas fireplace set onto a polished stone hearth with surround and wooden mantel over. uPVC double-glazed sliding patio door providing access to the rear garden. uPVC double-glazed window to the front elevation.

BEDROOM ONE 11'4" x 10'10" (3.46 x 3.31)

Built-in storage cupboard housing the Worcester boiler. uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'1" x 7'2" (3.38 x 2.20)

uPVC double-glazed window to the side elevation. Storage above the doorway.

BATHROOM 6'2" x 5'10" (1.88 x 1.79)

Fitted with a matching suite comprising a panelled bath with mains-fed shower over, pedestal wash handbasin and mid-level cistern wc. Heated towel rail. Obscured double-glazed window to the side elevation.

GARAGE 15'10" x 8'0" (4.83 x 2.44)

Up-&-over door. Power and lighting.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for one vehicle. To one side is an area laid to lawn bordered by mature shrubs and bushes and a slabbed walkway to the side of the property providing access to the rear garden. The garden is very sunny and enclosed with the lower level laid to patio. Steps ascend to areas laid to lawn with mature shrubs and bushes.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

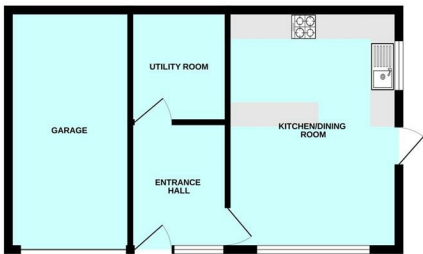
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

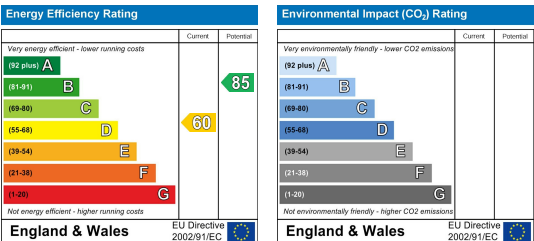
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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