



## 16a Branson Court

Chaddlewood, Plympton, PL7 2WU

£295,000



This mixed use property is situated in the Chaddlewood area of Plympton. The commercial accommodation includes a waiting room, 2 office/treatment rooms, a porch, wc & storage areas. The maisonette occupies the first & second floors & provides a ground level entrance hall, with the first floor hosting the kitchen/diner & lounge with 3 bedrooms & a bathroom on the second floor. Externally, there is ample allocated parking & a garden to the rear. The property is being offered with no onward chain.



## BRANSON COURT, PLYMPTON, PLYMOUTH PL7 2WU

### COMMERCIAL UNIT

Wooden door, with inset glass panelling, opening into the waiting room.

### WAITING ROOM 16'2" x 13'10" (4.95 x 4.23)

Doors opening to office/treatment room one, the internal hallway and the wc. uPVC double-glazed window to the rear elevation.

### OFFICE/TREATMENT ROOM ONE 14'9" x 7'11" (4.52 x 2.42)

Base units with a roll-edged laminate worktop and inset stainless-steel sink with mixer tap. Double-glazed wooden-framed sliding patio door opening to the rear garden.

### WC 5'10" x 4'3" (1.78 x 1.32)

Concealed cistern wc and wash handbasin with mixer tap set onto a storage unit. Obscured porthole-style wooden-framed window to the front elevation.

### HALLWAY 13'3" x 4'7" (4.04 x 1.42)

Fitted storage units. Door opening to the office/treatment room two. Double-glazed wooden-framed sliding patio door opening into the porch.

### OFFICE/TREATMENT ROOM TWO 12'11" x 5'10" (3.94 x 1.78)

Wall-mounted wash handbasin with mixer tap. Extractor.

### PORCH 10'9" x 3'10" (3.28 x 1.19)

Half-block half wooden-framed single-glazed units to the side and rear elevations. Wooden door opening to the front path.

### MAISONETTE

Obscured uPVC double-glazed door opening into the entrance porch.

### ENTRANCE PORCH 4'5" x 2'11" (1.36 x 0.89)

Stairs ascending to the first floor landing.

### FIRST FLOOR LANDING 9'10" x 6'9" (3.01 x 2.08)

Doors providing access to the kitchen/diner and lounge. uPVC double-glazed window to the front elevation. Stairs ascending to the second floor landing.

### LOUNGE 17'0" x 12'11" narrowing to 9'5" (5.20 x 3.95 narrowing to 2.89)

An 'L'-shaped room with a uPVC double-glazed sliding patio door opening onto a balcony with views over Plympton. The room is also dual aspect with uPVC double-glazed windows to the front and side elevations.

### KITCHEN/DINER 19'7" x 10'3" (5.97 x 3.14)

Matching base and wall-mounted units incorporating a square-edged laminate worktop with an inset 4-ring electric hob and an extractor over. One-&-a-half stainless-steel sink with mixer tap. Integral electric oven. Spaces for washing machine, dishwasher and fridge/freezer. A dual aspect room with uPVC double-glazed windows to the front and rear elevations.

### SECOND FLOOR LANDING 9'9" x 6'9" (2.98 x 2.07)

Doors providing access to the bedrooms and bathroom. Storage cupboard housing the boiler. uPVC double-glazed window to the side elevation.

### BEDROOM ONE 13'3" x 10'3" (4.04 x 3.14)

uPVC double-glazed window to the rear elevation.

### BEDROOM TWO 12'11" x 9'9" (3.96 x 2.99)

Dual aspect with uPVC double-glazed windows to the front and rear elevations.

### BEDROOM THREE 10'4" x 6'1" (3.15 x 1.87)

2 wooden-framed double-glazed Velux roof windows.

### BATHROOM 9'4" x 6'9" (2.85 x 2.08)

Matching suite comprising panelled bath with shower attachments and mixer tap, pedestal wash handbasin with mixer tap and close-coupled wc. Up-&-over hatch providing access to the loft. Double-glazed, wooden-framed Velux roof window.

### OUTSIDE

The allocated parking for the maisonette is under a car port which, as you are looking directly at the building, is to the right-hand side. The allocated parking for the commercial unit is directly in front of the property on a brick-paved hardstand, leading to the front doors for both 16 and 16a Branson Court. There is access around 16a via a slabbed walkway to the rear garden which is enclosed by fencing and mature hedging and mainly laid to lawn with a concrete hardstand.

### PARKING

16 has 2 allocated spaces at the front of the property. 16a has several parking spaces under a car port which, as you are looking directly at the building, is to the right-hand side.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

### WHAT3WORDS

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## Area Map

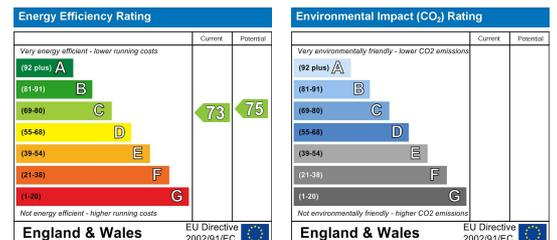


## Floor Plans



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## Energy Efficiency Graph



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