



55 Wensum Close

Plympton, Plymouth, PL7 2YG

£240,000



Well-presented family home situated in an elevated position at the end of a quiet cu-de-sac, with a southerly-facing rear garden & far-reaching views. The accommodation briefly comprises an entrance porch & hallway, kitchen, lounge & separate dining room, 3 bedrooms & family bathroom. To the front there is allocated parking & a low-maintenance garden with & a garage in a block opposite the property.



WENSUM CLOSE, PLYMPTON, PLYMOUTH PL7 2YG

ACCOMMODATION

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

ENTRANCE PORCH 5'9" x 5'0" (1.76 x 1.53)

Obscured uPVC double-glazed door opening into the entrance hall. Obscured uPVC double-glazed windows to the front and side elevations.

ENTRANCE HALL 7'10" x 5'9" (2.40 x 1.76)

Door with inset glass panelling opening into the lounge. Storage cupboard. Stairs ascending to the half landing.

LOUNGE 15'6" x 10'4" (4.74 x 3.17)

Gas fireplace set onto a polished stone hearth with surround and wooden mantel over. uPVC double-glazed window to the front elevation with far-reaching views over Plympton and beyond.

HALF LANDING

Wooden door with inset glass panelling leading into the dining area. Open plan access into the kitchen. Stairs ascending to the next landing. Obscured uPVC double-glazed door opening to the side walkway.

KITCHEN 8'1" x 7'4" (2.47 x 2.26)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half stainless-steel sink with mixer tap. Integrated oven and 4-ring electric hob with extractor over. Spaces for washing machine, dishwasher and upright fridge/freezer. Serving hatch through to the diner. uPVC double-glazed window to the rear elevation.

DINING AREA 10'11" x 10'2" (3.33 x 3.12)

uPVC double-glazed tilt-&-turn door providing access to the rear garden.

LANDING

Doors leading to bedrooms one and three. Obscured uPVC double-glazed window to the side elevation. Stairs ascending to the top landing.

BEDROOM ONE 14'11" x 10'5" (4.55 x 3.19)

Up-&-over hatch providing access to the loft. uPVC double-glazed window to the front elevation with far-reaching views over Plympton and beyond.

BEDROOM THREE 7'8" x 6'9" (2.34 x 2.08)

uPVC double-glazed window to the front elevation with moorland views.

TOP LANDING

Doors leading to bedroom two and the bathroom.

BEDROOM TWO 11'0" x 10'1" (3.36 x 3.09)

Upright storage cupboard housing the Worcester boiler. Access hatch to loft space. uPVC double-glazed window to the rear elevation overlooking the garden.

BATHROOM 7'6" x 6'0" (2.29 x 1.84)

Recently fitted with a 4-piece matching set comprising a panelled bath with mixer tap, corner shower unit with waterfall shower head and concealed cistern wc set into a vanity storage unit with surface-mounted wash handbasin, mixer tap and further storage below. 2 chrome heated towel rails. Aquaboarding to the walls. Obscured uPVC double-glazed windows to the side and rear elevation. Extractor fan.

OUTSIDE

The property is approached via steps leading to the front door, bordered by areas laid to slate and stone chippings decorated with mature shrubs and pot plants. A newly-laid paved walkway leads through to the rear garden which is southerly-facing and laid to tiers for ease of maintenance. Adjacent to the dining room an area of decking runs across the rear of the property with a paved seating area providing a perfect entertainment space. The garden is decorated with stone chippings, mature shrubs and pot plants. To the very rear of the garden the top level provides a useful storage area. There is a garage in a block nearby with an allocated parking space opposite.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band:

SERVICES

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

WHAT3WORDS

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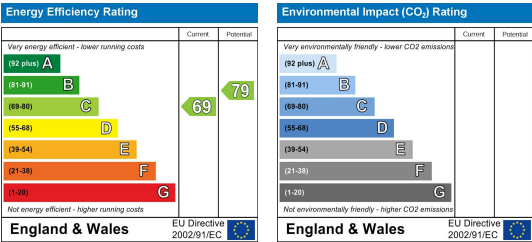
Area Map



Floor Plans



Energy Efficiency Graph



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