



## 18 Perryman Close

Plympton, Plymouth, PL7 4BP

**£260,000**



Located in a sought-after area, this family home has spacious rooms & expansive gardens & is being offered with no onward chain. The property comprises an entrance porch, lounge & separate dining room, kitchen, 3 bedrooms & a shower room. Outside there is on-street parking & a garage with the gardens wrapping around the property. Some modernisation required.



## PERRYMAN CLOSE, PLYMPTON, PLYMOUTH PL7 4BP

### ACCOMMODATION

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

#### ENTRANCE PORCH 6'6" x 4'3" (2 x 1.31)

Wooden door with inset glass panelling opening into the lounge. uPVC double-glazed patterned-glass windows to the front and side elevations. Single-glazed patterned-glass window overlooking the lounge.

#### LOUNGE 16'7" x 12'11" (5.08 x 3.94)

Gas fire set onto a stone hearth into the chimney. Stairs ascending to the first floor landing with storage cupboard beneath. 2 uPVC double-glazed windows to the front elevation. Open plan access into the dining room.

#### DINING ROOM 10'8" x 8'11" (3.27 x 2.73)

uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening into the kitchen. uPVC double-glazed door opening to the rear garden.

#### KITCHEN 10'9" x 7'5" (3.3 x 2.27)

Matching base and wall-mounted units incorporating a roll-edged laminate wood-effect worktop with an inset one-&-a-half bowl composite sink unit with mixer tap. Spaces for a fridge, separate freezer, washing machine and cooker. Dual aspect with uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed door opening to the garden.

#### FIRST FLOOR LANDING 7'4" x 6'5" (2.25 x 1.96)

Doors providing access to the first floor accommodation. Drop-down access hatch with pull-down ladder to part-boarded, insulated loft space with power and lighting. uPVC double-glazed window to the side elevation.

#### BEDROOM ONE 12'9" x 10'0" (3.89 x 3.05)

Large fitted wardrobe with sliding mirrored door. uPVC double-glazed window to the front elevation.

#### BEDROOM TWO 10'9" x 10'0" (3.29 x 3.06)

Built-in wardrobe. Airing cupboard housing the boiler. uPVC double-glazed window to the rear elevation.

#### BEDROOM THREE 9'9" x 6'5" (2.99 x 1.96)

Fitted desk with drawers and storage. Fitted cabin bed with storage beneath. uPVC double-glazed window to the front elevation.

#### SHOWER ROOM 6'3" x 6'1" (1.92 x 1.86)

Fitted matching suite comprising corner electric shower, vanity wash handbasin with storage below and concealed cistern wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a concrete pathway, bordered by areas of lawn, which leads to a side gate, providing access to the rear garden. The rear garden is tiered with the lower area laid to patio, the second laid to lawn with a raised rockery of shrubs and mature bushes and the top tier is also laid to patio, including a former pond/water feature.

#### GARAGE 17'10" x 9'0" (5.46 x 2.75)

Up-&-over door. Power and lighting. Courtesy door opening to the garden.

### 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

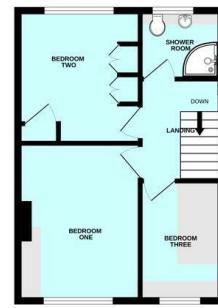


### Floor Plans

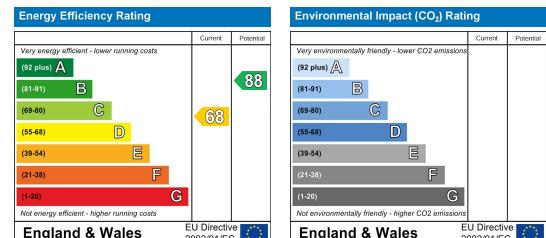
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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