



## 3 Jasmine Gardens

Chaddlewood, Plymouth, PL7 2JD

£250,000



Beautifully presented and tucked away in a quiet cul-de-sac, this end-terraced house boasts a spacious kitchen/diner, a generous lounge opening to a landscaped rear garden, 3 well-proportioned bedrooms and 2 allocated private parking spaces. Within easy reach of local shops, schools and amenities.



## JASMINE GARDENS, PLYMPTON, PLYMOUTH PL7 2JD

### ACCOMMODATION

Covered entrance porch with storage cupboard. Composite door opening into the entrance hall.

### ENTRANCE HALL 7'1 x 5'4 (2.16m x 1.63m)

Stairs rising to the first floor. Doors opening to the downstairs cloakroom and kitchen/diner.

### DOWNSTAIRS CLOAKROOM

Fitted with a 2-piece white suite comprising a low-level wc and mini wash handbasin with mixer tap and cupboard below. Obscured-glass uPVC double-glazed window.

### KITCHEN/DINER 14'11 x 13'5 (4.55m x 4.09m)

The kitchen area is well-fitted with an extensive range of units comprising eye-level wall cupboards, a full-length larder cupboard, matching base cupboards and drawers with roll-edged laminate work surfaces over and a tiled surround, incorporating a stainless-steel one-&-a-half drainer sink unit with mixer tap. uPVC double-glazed window overlooking the front. Plumbing for dishwasher and washing machine. Large space for a range cooker (which is included). Extractor canopy over. Large space for a double fridge/freezer (also included). The kitchen houses the gas boiler which serves both the central heating and domestic hot water. Wood-effect vinyl floor covering. Good-sized under-stairs storage cupboard. Door to the lounge.

### LOUNGE 16'9 x 10' (5.11m x 3.05m)

Wood-effect floor covering. uPVC double-glazed window overlooking the rear garden. uPVC double-glazed patio door opening onto the rear garden.

### FIRST FLOOR LANDING 11'3 x 6'5 (3.43m x 1.96m)

Modern panel doors leading off to all rooms. Built-in storage cupboard.

### BEDROOM ONE 11'4 x 9'7 (3.45m x 2.92m)

Built-in double wardrobe with sliding doors. uPVC double-glazed window overlooking the front.

### BEDROOM TWO 11'7 x 8'4 (3.53m x 2.54m)

Built-in double wardrobe. uPVC double-glazed window overlooking the rear. Hatch with retractable ladder to the insulated, part-boarded roof space.

### BEDROOM THREE 8' x 7'2 (2.44m x 2.18m)

Wood-effect laminate floor. uPVC double-glazed window overlooking the rear.

### BATHROOM 6'8 x 6'3 (2.03m x 1.91m)

A well-appointed bathroom, fitted with a 3-piece white suite, comprising a panel bath with fully-tiled surround, mains Victorian-style shower with rose, hose and shower screen, vanity wash handbasin with mixer tap and double cupboard below and low-level wc. Fitted mirrored bathroom cabinet. Chrome heated towel rail. Extractor fan. Obscured-glass uPVC double-glazed window.

### OUTSIDE

To the front a paved pathway leads to the front door, with a small area of lawn and slate chippings. 2 private, allocated parking spaces. A pathway runs along the side of the property, which belongs to the owners but has a 'right of way' for the neighbouring property. From there a gate opens into the rear garden which is fully-enclosed by timber fencing. It has been recently re-landscaped with a lawned area, a mature cherry tree and a Riven slab patio with an outside light.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

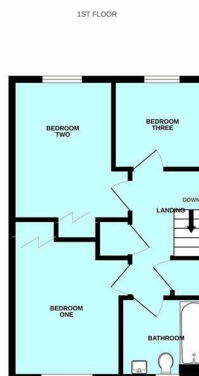
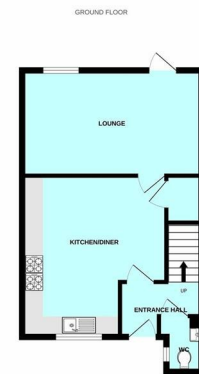
### SERVICES

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

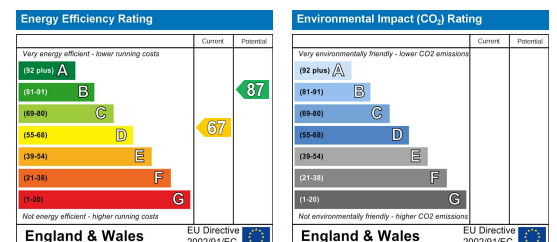
## Area Map



## Floor Plans



## Energy Efficiency Graph



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