



2 Huntley Villas

Laira, Plymouth, PL3 6AP

£220,000



A spacious 2/3 bedroom detached house occupying a position within easy reach of local shops & schools. The property is well presented & benefits from gas central heating & uPVC double-glazing, with a garage in a block close-by. No chain.



FULL SUMMARY

Well-presented, versatile 2/3 bedroom detached home offering flexible accommodation to suit a variety of buyers. The property features 2 reception rooms, fitted kitchen with built-in oven, hob, extractor and fridge, a utility room, ground floor shower room with wc and a useful ground floor study/optional 3rd bedroom. On the first floor there are 2 good-sized bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double-glazing, with gardens to the front and side. There is also a garage in a block close-by. This turnkey home would make an excellent first-time buyer opportunity or an investment property and is conveniently located close to local shops, schools and a bus service.

HUNTLEY VILLAS, LAIRA, PLYMOUTH PL3 6AP

ACCOMMODATION

uPVC motif glass front door, with uPVC double-glazed side panels, into the entrance hall.

ENTRANCE HALL 11'6 x 6'5 (3.51m x 1.96m)

Stairs with ornate banister leading to the first floor with under-stairs storage cupboards. Small pane, glazed doors opening to both the lounge and dining room.

LOUNGE 16'4 x 11'1 (4.98m x 3.38m)

uPVC double-glazed bay window overlooking the front. Feature fireplace with period fireplace surround and tiled hearth. Picture rails.

DINING ROOM 14'3 x 9 (4.34m x 2.74m)

uPVC double-glazed window overlooking the front. Feature fireplace with mock marble, resin surround, marble hearth and inset 'Living Flame' coal-effect gas fire. Part wood-panelled walls. Double doors opening to the kitchen.

KITCHEN 14'2 x 5'11 (4.32m x 1.80m)

Fitted with a range of units comprising eye-level wall cupboards (3 of which are bevelled-glass double display cupboards), 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 windows to the side. Further uPVC double-glazed window to the front. Integrated 4-ring gas hob with stainless-steel extractor canopy over and electric oven below. Built-in fridge with matching door front.

UTILITY ROOM 12'10 x 6' (3.91m x 1.83m)

Fitted with a range of units comprising eye-level wall cupboards, base cupboards and drawers with roll-edged laminate work surfaces over. Space and plumbing for washing machine. Wall-mounted gas boiler which serves both the central heating and domestic hot water. EAG full-height, free-standing fridge and matching freezer which can be purchased by separate negotiation. Part-glazed door giving access to the side of the property. Door to an inner shower room and wc.

SHOWER ROOM/WC 7'4 x 6' (2.24m x 1.83m)

Fully-tiled and fitted with a 3-piece suite comprising a fully-tiled shower cubicle, vanity wash handbasin with mixer tap and double cupboard below and a low-level, concealed cistern wc. Mirrored bathroom cabinet. Further double cabinet. Chrome heated towel rail. Sliding door opening to a ground floor optional bedroom three/study.

OPTIONAL BEDROOM THREE/STUDY 10' x 6' (3.05m x 1.83m)

uPVC double-glazed window to the side. Recessed book shelf.

FIRST FLOOR LANDING

Window on the half landing. White panelled door to bedroom one. Sliding door to bedroom two.

BEDROOM ONE 16'11 x 11'1 (5.16m x 3.38m)

uPVC double-glazed bay window overlooking the front with far-reaching view out towards countryside. Built-in cupboard with fitted shelving. Further uPC double-glazed window overlooking the rear. Picture rails.

BEDROOM TWO 14'4 x 9' (4.37m x 2.74m)

uPVC double-glazed windows overlooking the front and rear. Fitted double wardrobes and central dressing table. Picture rails. Further shelved storage cupboard.

BATHROOM 6'5 x 5'1 (1.96m x 1.55m)

Newly-fitted with a 3-piece white suite which comprises a panelled bath with mixer tap and part-tiled surround, vanity wash handbasin with mixer tap and cupboard below and low-level wc. Mirrored corner cabinet. Obscured-glass uPVC double-glazed window. Hatch with retractable aluminium ladder to insulated roof space.

OUTSIDE

To the front there are steps leading up to the front garden with a shrub and flower bed, leading onto a brick-paved patio area with raised flowerbeds and shrub borders with a pathway and garden running along one side of the property, which is enclosed by timber fencing. From here there are steps leading up to a higher level of garden, which is grassed with a variety of shrubs. Along the side of the property there is a timber storage shed and further access along the side, leading to the rear of the property where there is a door to the utility room. Outside lighting and outside security light. Outside cold water tap. There is a garage in a block close-by with a metal up-&-over door.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

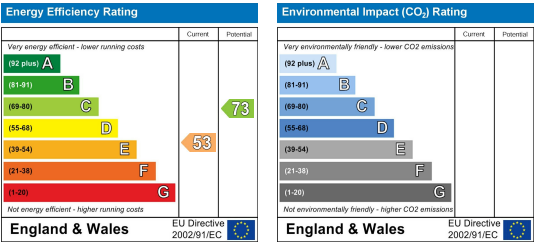
Area Map



Floor Plans



Energy Efficiency Graph



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