Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



107 Hemerdon Heights

Plympton, Plymouth, PL7 2HA

£300,000

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Extended semi-detached house with 2 reception rooms, an extended entrance porch to the front and 3 double bedrooms. The property is well-positioned, in a quiet position, with Dartmoor and country views to the front, a driveway providing parking for up to 3 vehicles and a garage/store.







HEMERDON HEIGHTS, PLYMPTON, PLYMOUTH PL7 2HA

ACCOMMODATION
uPVC double-glazed front door opening into the entrance porch.

ENTRANCE PORCH 6'2 x 6'2 (1.88m x 1.88m)
uPVC double-glazed window surround. uPVC courtesy door opening into the garage. Door opening to the lounge.

LOUNGE 13' x 10'5 (3.96m x 3.18m)
uPVC double-glazed window overlooking the front. Door through to the snug/dining room.

SNUG/DINING ROOM 24'4 x 8'7 (7.42m x 2.62m)
Wood-effect easy-to-maintain floor covering. uPVC double-glazed sliding patio door opening onto the rear garden. Ceiling spotlighting. Contemporary radiator. Under-floor heating. Internal door to the stairwell leading to the first floor landing. Door to the kitchen.

KITCHEN 21'2 x 9'7 (6.45m x 2.92m)
A well-appointed kitchen, extensively fitted with a modern range of high-gloss units comprising base cupboards and drawers with solid oak work surfaces incorporating a stainless-steel one-&-a-half drainer sink unit with mixer tap. uPVC double-glazed window over the sink. Further uPVC double-glazed window overlooking the rear garden. Space for a range cooker with fitted stainless-steel extractor canopy over. Plumbed for a dishwasher. Radiator and under-floor heating.

FIRST FLOOR HALF LANDING
uPVC double-glazed window.

FIRST FLOOR LANDING
Hatch with retractable ladder giving access to an insulated, part-boarded roof space with light.

BEDROOM ONE 12'9 x 8'8 (3.89m x 2.64m)
uPVC double-glazed window overlooking the front. Fitted double wardrobe with mirrored, sliding doors within which there is a 5-drawer tallboy, fitted hanging rails and shelving. Matching 6-drawer chest and a 3-drawer bedside cabinet.

BEDROOM TWO 10'2 x 10'1 (3.10m x 3.07m)
uPVC double-glazed window overlooking the rear. Recess with desk area and fitted shelves.

BEDROOM THREE 9'11 x 9'10 (3.02m x 3.00m)
uPVC double-glazed window overlooking the front with far-reaching view towards Dartmoor and the surrounding countryside. Fitted double wardrobe with mirrored, sliding doors and hanging rails.

BATHROOM 9'10 x 6'10 (3.00m x 2.08m)
A spacious family bathroom fitted with a 3-piece white suite comprising a panel bath with fully-tiled surround, system shower with shower hose and overhead rose, vanity wash handbasin with mixer tap and 2-drawer unit beneath, matching tallboy cabinet with shelving and low-level wc. Chrome heated towel rail. Obscured-glass uPVC double-glazed window.

GARAGE 16'6 x 8'1 (5.03m x 2.46m)
The garage door has been replaced by a uPVC sliding door. Fully plastered garage with power, light and plumbing for a washing machine. Courtesy door into the entrance porch.

OUTSIDE
The property is approached via a tarmac driveway with parking for up to 3 vehicles. The garden area is easy-to-maintain and laid to decorative stone chippings and planting. To the side of the property there is a gate giving access to a well-maintained paved area which opens onto the rear garden, which is level and fully-enclosed, laid to paving slabs with a good-sized decked area and an artificial lawn covering (which can be removed). Large timber shed.

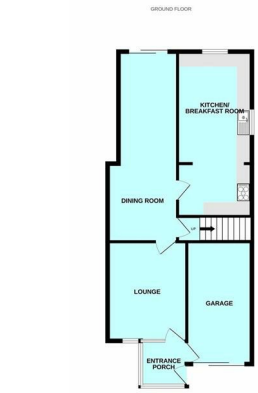
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

Area Map

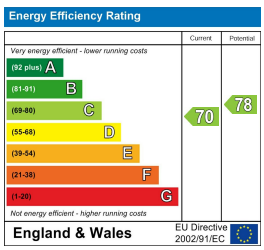


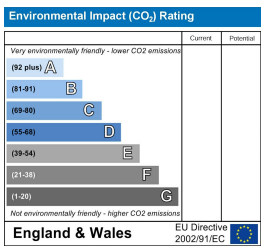
Floor Plans





Energy Efficiency Graph





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91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk