



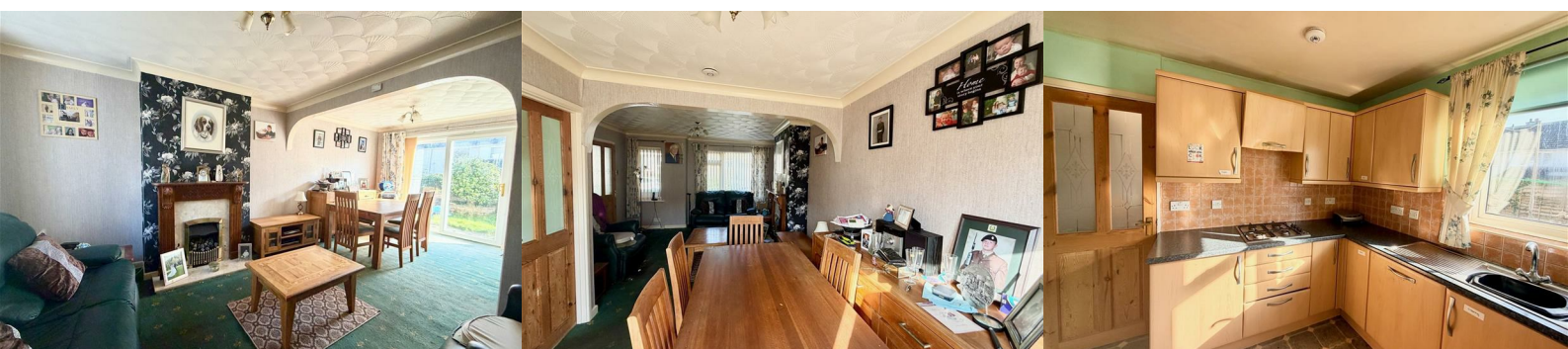
14 Birkbeck Close

Plympton, Plymouth, PL7 4BW

£230,000



This spacious family home is situated in the Colebrook area of Plympton & is being offered with no onward chain. The accommodation is in need of modernisation throughout & briefly comprises an entrance porch & hallway, lounge/diner, kitchen and ground floor wc, together with 3 bedrooms & a family shower room. The property benefits from a garage & an extended driveway providing ample off-road parking for a number of vehicles, with gardens to the front & rear.



BIRKBECK CLOSE, PLYMPTON, PLYMOUTH PL7 4BW

ACCOMMODATION

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

ENTRANCE PORCH 8'5" x 5'5" (2.57 x 1.66)

uPVC double-glazed windows to the front and side elevations. Wooden door with inset glass panelling opening into the entrance hall.

ENTRANCE HALL 10'11" x 5'1" (3.34 x 1.55)

Doors providing access to the lounge/diner and kitchen. Stairs ascending to the first floor landing with storage cupboard beneath. Obscured wooden-framed window to the front elevation looking into the porch.

LOUNGE/DINER 21'9" x 12'2" (6.65 x 3.73)

Inset gas fireplace on a polished stone hearth and surround with a wooden mantel over. 2 uPVC double-glazed windows to the front elevation. Door opening to the kitchen. uPVC double-glazed sliding patio door opening to the garden.

KITCHEN 9'3" x 8'8" (2.84 x 2.66)

Matching base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-ring gas hob and stainless-steel sink with mixer tap. Integrated oven and grill. Space for an under-counter fridge. uPVC double-glazed window to the rear elevation. Obscured uPVC double-glazed door opening to the side porch.

SIDE PORCH

Door leading into the wc.

WC

Low-level wc and wall-mounted wash handbasin.

FIRST FLOOR LANDING 8'6" x 6'1" (2.60 x 1.87)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. Obscured uPVC double-glazed window to the side elevation.

BEDROOM ONE 11'11" x 10'3" (3.64 x 3.14)

Fitted cupboard. Fitted wardrobe with mirrored, sliding doors. uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'5" x 9'4" (3.48 x 2.87)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 7'5" x 5'11" (2.28 x 1.81)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 5'10" x 5'0" (1.79 x 1.54)

Corner shower unit, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

GARAGE

Up-&-over door.

OUTSIDE

The property is approached via a brick-paved driveway providing ample off-road parking, in turn leading to the garage and the rear garden. To the side of the driveway is an area of lawn with mature shrubs. The rear garden is laid to a slabbed patio area and an area of lawn.

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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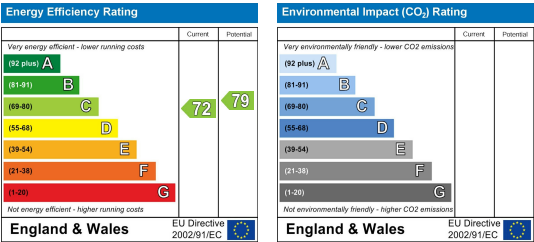
Area Map



Floor Plans



Energy Efficiency Graph



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