Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

9 Highbury Crescent

Plympton, Plymouth, PL7 4HB

£240,000

3 | 1 | 3 | D

A semi-detached bungalow situated in Plympton. The accommodation briefly comprises lounge, dining room, breakfast room, kitchen, three bedrooms and a shower room. There is an enclosed rear garden and a workshop/garage. There is off-road parking for three vehicles.

9 HIGHBURY CRESCENT, PLYMPTON, PLYMOUTH PL7 4HB

ACCOMMODATION
uPVC obscured double-glazed door with leaded light panel opening into the entrance hall.

ENTRANCE HALL 22'4" x 3'4" (6.83 x 1.02)
Doors through to bedrooms, shower room, lounge and kitchen. Loft hatch.

LOUNGE 11'0" x 10'5" + bay (3.37 x 3.2 + bay)
Electric fan fire. uPVC double-glazed bay window to front elevation. Obscured single-glazed panel looking into the hallway. Television point. Square arch opening into the dining room.

DINING ROOM 11'5" x 10'7" (3.49 x 3.24)
Obscured single-glazed window looking into the hallway. Wooden obscured single-glazed sliding door opening into the breakfast room.

BREAKFAST ROOM 9'1" x 7'7" (2.78 x 2.32)
Tiled effect laminate wood flooring. uPVC double-glazed sliding patio door opening out to the rear garden. Square arch opening into the kitchen.

KITCHEN 11'6" x 8'3" (3.52 x 2.54)
Matching base and wall-mounted units to include fitted twin oven and integral fridge-freezer. Space for washing machine and dishwasher. Roll-edge laminate work surface has inset one-and-half bowl stainless steel sink unit and gas hob. uPVC double-glazed windows to side and rear elevations. Square arch opening into the breakfast room.

BEDROOM ONE 11'8" x 9'8" (3.56 x 2.96)
To include an array of fitted bedroom furniture including wardrobes, bedside cabinets and overhead storage units. uPVC double-glazed window to front elevation.

BEDROOM TWO 10'10" x 7'10" (3.31 x 2.4)
uPVC double-glazed window to side elevation.

BEDROOM THREE 7'10" x 7'9" (2.4 x 2.38)
uPVC double-glazed window to side elevation.

SHOWER ROOM 7'10" x 4'9" (2.39 x 1.46)
Matching suite of close-coupled wc, pedestal wash hand basin and walk-in shower. Tiled walls. uPVC obscured double-glazed window to side elevation. Chrome heated towel rail.

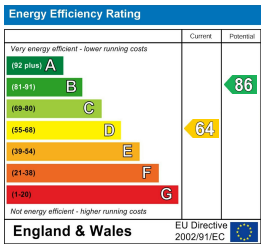
OUTSIDE
The property is approached via a concrete driveway which runs along side the property leading down to the workshop which was a garage. This driveway allows parking for a number of vehicles. The front garden is laid for ease of maintenance and mainly laid to stone chippings with some inset shrubs and plants. A concrete path leads to the front door. To the rear is an enclosed garden which has been laid to ease of maintenance with a concrete patio area. A couple of steps lead down to a crazy paved path with steps leading up to a wooden gate giving access out to the workshop. The main section of garden is laid over a couple of terraces of stone chippings with some inset shrubs and plants and a further paved patio towards the rear boundary.

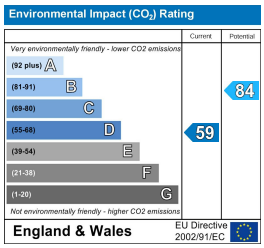
WORKSHOP/GARAGE 14'9" x 7'3" (4.51 x 2.23)
Single-glazed window to side elevation. Wall-mounted stainless steel sink unit. Light and power available.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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