



47 Orchard Close

Plympton, Plymouth, PL7 2GT

£190,000



This corner-sited property is situated in the popular Chaddlewood area of Plympton, close to local amenities. Briefly, the accommodation comprises an entrance hall, lounge/diner & kitchen, 2 bedrooms & family bathroom. There is a very pleasant, south-westerly facing garden & an allocated parking space. The house is in good order throughout & is being offered with no onward chain.



ORCHARD CLOSE, PLYMPTON, PLYMOUTH PL7 2GT

ACCOMMODATION

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

ENTRANCE HALL 5'4" x 2'9" (1.65 x 0.84)

Doors providing access to the ground floor accommodation. Storage cupboard housing the consumer unit and meters. Further storage cupboard with shelving.

KITCHEN 9'6" x 5'4" (2.92 x 1.65)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop and an inset 4-burner gas hob with stainless-steel extractor over. Integrated oven. Space for washing machine. uPVC double-glazed window to the side elevation.

LOUNGE/DINER 13'10" x 11'8" (4.23 x 3.58)

Electric fireplace set onto a stone-effect hearth and surround with wooden mantel. uPVC double-glazed patio door opening to the garden. Stairs ascending to the first floor landing.

FIRST FLOOR LANDING 6'3" x 3'0" (1.92 x 0.93)

Doors providing access to the first floor accommodation. Drop-down loft access hatch.

BEDROOM ONE 10'5" x 10'4" (3.2 x 3.15)

Built-in storage cupboard. uPVC double-glazed window to the side elevation.

BEDROOM TWO 8'11" x 7'4" (2.72 x 2.24)

uPVC double-glazed windows to the side elevation.

BATHROOM 6'3" x 5'5" (1.91 x 1.67)

Fitted with a matching suite comprising panelled bath with mixer tap, electric shower over and glass shower screen, pedestal wash handbasin with mixer tap and close-coupled wc. Extractor. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a walkway with a side gate giving access to the garden which is fully-enclosed and mainly laid to lawn, with a patio and an area of wood chippings, bordered by mature flower beds. It is south-westerly facing, so enjoys the evening sun. There is an allocated parking space in the parking area nearby.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

WHAT3WORDS

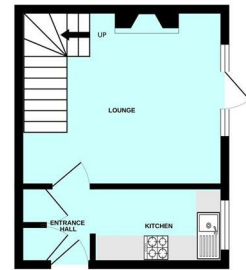
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Area Map



Floor Plans

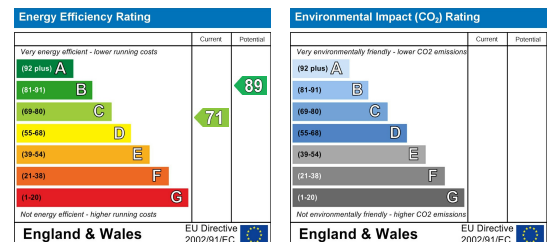
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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