



## 17 Triumphal Crescent

Plympton, Plymouth, PL7 4RW

£240,000



Immaculately-presented mid-terraced family home, located in the popular Woodford area, with accommodation briefly comprising an entrance hallway & downstairs cloakroom, lounge & recently-fitted kitchen/diner, 3 bedrooms, master ensuite shower & family bathroom. Low-maintenance rear garden. There is an allocated parking space to the rear & a single garage located beneath a coach house, opposite the front of the property. The property has been recently modernised throughout.



## TRIUMPHAL CRESCENT, PLYMPTON, PLYMOUTH PL7 4RW

### ACCOMMODATION

uPVC door with inset decorative glass panelling opening into the entrance hallway.

### ENTRANCE HALLWAY 10'0" x 3'10" (3.054 x 1.18)

Doors providing access to the downstairs accommodation. 2 storage cupboards. Stairs ascending to the first floor landing.

### LOUNGE 16'0" x 11'6" (4.89 x 3.53)

Inset gas fire with marble hearth and wooden surround. 2 uPVC double-glazed windows to the front elevation.

### KITCHEN/DINER 19'8" x 11'3" narrowing to 9'7" (6.01 x 3.43 narrowing to 2.93)

Newly-fitted range of base and wall-mounted units incorporating a wood-effect square-edged worktop with inset 4-ring gas hob, stainless-steel sink unit and mixer tap. Integrated electric oven and circulating extractor hood. Spaces for free-standing fridge/freezer and washing machine. uPVC double-glazed window to the rear elevation. Wall-mounted boiler concealed within a wall unit. Space for dining table and chairs. uPVC double-glazed patio doors opening to the garden.

### DOWNSTAIRS WC 7'2" x 3'9" (2.19 x 1.15)

Fitted with a matching close-coupled wc and wall-mounted basin.

### FIRST FLOOR LANDING 14'7" x 3'6" (4.47 x 1.07)

Wooden doors providing access to the first floor accommodation. Airing cupboard housing the hot water tank. Access hatch with pull-down ladder to boarded, insulated loft space with power and lighting. 2 uPVC double-glazed windows to the front elevation.

### BEDROOM ONE 11'8" x 11'3" (3.57 x 3.44)

Door opening into the ensuite shower room. uPVC double-glazed window to the front elevation.

### ENSUITE SHOWER ROOM 6'11" x 6'9" (2.13 x 2.07)

Fitted with a matching suite comprising a corner shower unit with mains-fed shower, pedestal wash handbasin with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

### BEDROOM TWO 12'0" x 8'9" (3.66 x 2.67)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 9'8" x 7'0" (2.97 x 2.14)

uPVC double-glazed window to the rear elevation.

### FAMILY BATHROOM 6'9" x 6'7" (2.07 x 2.02)

Fully-tiled and fitted with a matching suite comprising panelled bath with mains-fed shower and folding shower screen, counter-top handbasin with mixer tap and concealed cistern wc. Heated towel rail.

### OUTSIDE

The property is approached via a small path leading from a public pavement. The rear garden is south-facing and fully-enclosed by fencing. It has been attractively laid for ease-of-maintenance, including a paved patio area and areas laid to chippings, interspersed with shrubs. At the end of the garden a pedestrian gate opens to the allocated parking area.

### SINGLE GARAGE

Situated beneath a coach house, opposite the front of the property. 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

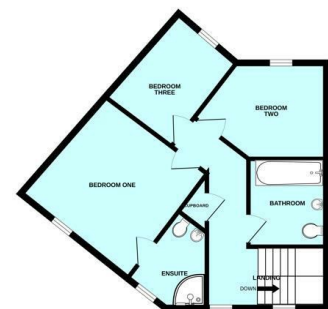


## Floor Plans

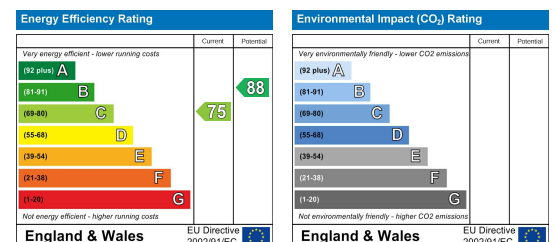
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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