



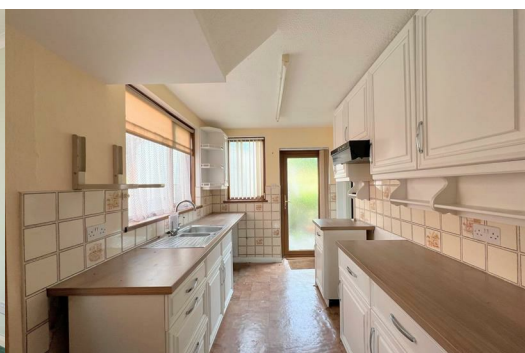
65 Crossway

Plympton, Plymouth, PL7 4HY

£260,000



Stanbury-built family home located in the Woodford area of Plympton. Offered with no onward chain the accommodation briefly comprises an entrance porch, hallway, lounge & separate dining room, kitchen, 3 bedrooms, bathroom & separate wc. Outside there are front & rear gardens, an extended garage & a shared driveway. In need of modernisation the property is perfect for those looking for a home to put their own stamp on.



CROSSWAY, PLYMPTON, PLYMOUTH PL7 4HY

ACCOMMODATION

uPVC double-glazed door, with inset panels, opening into the entrance porch.

ENTRANCE PORCH 9'10" max x 2'7" (3.02 max x 0.81)

Wooden door with inset single-glazed obscured-glass panels, with uPVC double-glazed windows either side, leading into the entrance hallway.

ENTRANCE HALLWAY 10'9" x 5'11" max (3.3 x 1.81 max)

Wooden doors with inset, obscured single-glazed glass panel leading to the lounge and kitchen. Stairs ascending to the first floor accommodation with storage beneath. uPVC double-glazed window to the side elevation.

LOUNGE 13'7" x 12'4" max (4.16 x 3.76 max)

Sliding wooden doors with inset, obscured single-glazed panels leading to the dining room. Feature gas fireplace with marble-effect surround and hearth. uPVC double-glazed bay window to the front elevation.

DINING ROOM 12'6" x 10'10" max (3.82 x 3.31 max)

Single sliding wooden door, with inset obscured-glass panels leading to the kitchen. uPVC double-glazed sliding doors leading out to the rear garden.

KITCHEN 12'7" x 7'4" (3.85 x 2.26)

uPVC double-glazed door with inset obscured-glass panels leading to the rear garden. Range of matching base and wall-mounted units. Space for oven with wall-mounted extractor hood over. Spaces for washing machine and tumble-dryer. Free-standing fridge/freezer. Square-edged laminate worktop with inset one-&-a-half bowl stainless-steel sink unit and mixer tap.

FIRST FLOOR LANDING 10'10" x 7'0" (3.32 x 2.14)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Hatch providing access to the loft space.

BEDROOM ONE 13'10" x 11'5" into wardrobe (max) (4.23 x 3.48 into wardrobe (max))

Fitted wardrobes, drawers and a dressing table. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'6" x 11'3" into wardrobe (max) (3.83 x 3.45 into wardrobe (max))

Fitted wardrobes, drawers and a dressing table. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'9" x 7'0" (2.98 x 2.14)

uPVC double-glazed window to the front elevation.

BATHROOM 6'11" x 5'5" (2.13 x 1.66)

Panel bath, pedestal sink and corner shower cubicle with an electric shower. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 4'2" x 2'3" (1.28 x 0.69)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

You approach the property via a shared driveway leading to the garage at the rear. From the driveway there is a metal gate opening to a path and in turn to the garden, which is laid to lawn and fully enclosed by a low-level wall, bordered by mature shrubs. The rear garden is fully enclosed by a fence with mature borders of shrubs and trees, split across 3 levels with steps up one side. The first level is a patio with a wooden gate to the side opening to the driveway. The remaining levels are laid to lawn.

DETACHED GARAGE 29'1" x 9'11" (8.88 x 3.03)

The garage is double length with an electric roller door. Power and lighting. uPVC double-glazed door with obscured glass panel to the side leading to the garden. 2 uPVC double-glazed windows with obscured glass to the side and a further window to the rear elevation.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: C

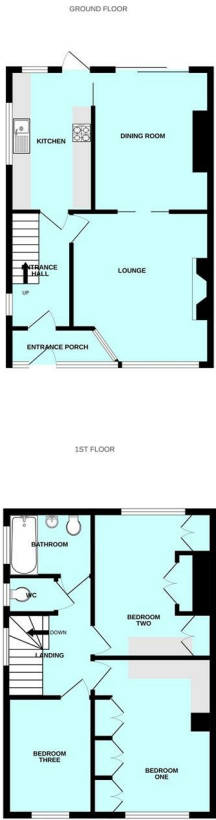
SERVICES

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

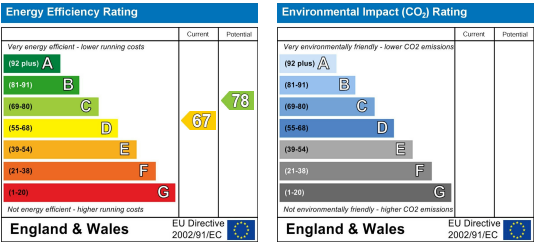
Area Map



Floor Plans



Energy Efficiency Graph



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