



12 Moulton Close

Plympton, Plymouth, PL7 2XD

£270,000



Family home situated in a central part of Chaddlewood, with good access links to the school, bus routes and local amenities. Being offered with no onward chain the accommodation briefly comprises an entrance hall, lounge & separate dining room, snug/office/optional 4th bedroom, kitchen & ground floor cloakroom whilst upstairs there are 3 bedrooms & a family bathroom. To the front there is parking for 2 vehicles & to the rear there is an enclosed garden.



MOULTON CLOSE, PLYMPTON, PLYMOUTH PL7 2XD

ACCOMMODATION

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

ENTRANCE HALL 12'0" x 5'0" (3.67 x 1.53)

Doors leading to the lounge, dining room and kitchen. Stairs ascending to the first floor landing. Obscured single-glazed dividers providing natural light to the dining area.

LOUNGE 16'8" x 11'10" (5.10 x 3.62)

Double wooden doors with inset panelling opening into the dining area. uPVC double-glazed window to the rear elevation. uPVC double-glazed sliding patio door opening to the rear garden.

DINING ROOM 12'11" x 12'2" (3.96 x 3.71)

Door opening to the snug/office/optional bedroom 4. Under-stairs storage.

KITCHEN 10'3" x 10'0" (3.13 x 3.06)

Matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&a-half bowl stainless-steel sink unit and mixer tap. Recess space for 2 of either an under-counter fridge, under-counter freezer, dishwasher or washing machine. A tiled splash-back runs the entire length of the kitchen. The room is dual aspect with uPVC double-glazed windows to the front and side elevations.

SNUG/OFFICE/OPTIONAL BEDROOM 4 17'6" x 5'2" going to 6'6" (5.34 x 1.58 going to 2.0)

Door opening to the wc. Double wooden door providing access to the boiler, gas and electric meters. uPVC double-glazed window to the front elevation.

DOWNSTAIRS WC 7'7" x 2'4" (2.32 x 0.72)

Fitted with a vanity-style wash handbasin with mixer tap and storage beneath and a close-coupled wc. Extractor fan.

FIRST FLOOR LANDING 9'11" x 2'11" (3.04 x 0.90)

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

BEDROOM ONE 11'6" x 9'8" (3.53 x 2.97)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 8'9" x 8'5" (2.67 x 2.58)

Built-in mirrored wardrobe with sliding doors. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'4" x 8'3" (2.87 x 2.53)

uPVC double-glazed window to the rear elevation.

BATHROOM 9'4" x 8'3" (2.87 x 2.53)

Partly-tiled and fitted with a matching suite comprising bath with tiled surround and mixer tap, double corner shower cubicle with waterfall shower and hand-held attachment, surface-mounted glass bowl handbasin with mixer tap set onto a storage unit and close-coupled wc. 2 chrome heated towel rails. Extractor. Obscured uPVC double-glazed windows to the front elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 2 vehicles and a walkway providing access to the entrance, leading to a wooden gate which opens to the rear garden. The rear garden is fully-enclosed and very private - ideal for entertaining. It has been laid for ease-of-maintenance, mainly to patio and housing a large storage shed.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: B

SERVICES

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

WHAT3WORDS

///harsh.means.plugin

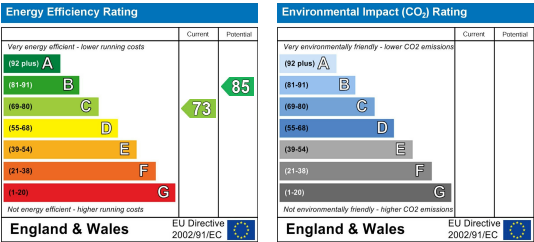
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.