



3 Gascoyne Terrace Arcadia Road

Elburton, Plymouth, PL9 8EH

£189,950



Older-style semi-detached house conveniently located within Elburton village & the local amenities. Beautifully-presented accommodation comprising lounge, kitchen/dining room, separate utility, ground floor bathroom & 2 double bedrooms. Front & rear gardens. uPVC double-glazing & gas central heating.



3 GASCOYNE TERRACE, ELBURTON, PLYMOUTH PL9 8EH

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Overhead cupboard housing the electric meter and consumer unit. Doorway opening into the lounge.

LOUNGE 13'9 x 11'8 (4.19m x 3.56m)

Chimney breast with cast fireplace. uPVC double-glazed window to the front elevation. Shelving to either side of the chimney breast. Doorway opening into the kitchen/dining room.

KITCHEN/DINING ROOM 13'10 x 14'3 inc stairs (4.22m x 4.34m inc stairs)

Tiled floor throughout. Ample space for dining table and chairs. Range of base and wall-mounted cabinets with matching work surfaces and splash-backs. Rangemaster range-style cooker with 5 gas burners, splash-back and cooker hood. Ceramic single-drainer sink unit. Staircase ascending to the first floor with an under-stairs storage cupboard beneath. Chimney breast with shelving to one side. Doorway opening into the utility room.

UTILITY ROOM 8' x 6'3 (2.44m x 1.91m)

Matching tiled floor which continues from the kitchen/dining room. Work surface with space beneath for washing machine and tumble dryer. Built-in cupboard concealing the Worcester gas boiler. Door leading to the rear garden. Separate door opening into the bathroom.

BATHROOM 7'10 x 6'11 (2.39m x 2.11m)

Characterful roll-top claw-&-ball footed bath with a mixer tap attachment, Mira shower system over, shower rail and curtain, wash handbasin and wc. Fully-tiled walls and floor. Dual aspect with uPVC obscured double-glazed windows to the side and rear elevations.

FIRST FLOOR LANDING

Doors leading to the bedrooms. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'11 x 11'7 (4.24m x 3.53m)

Situated to the front with 2 uVC double-glazed windows. Chimney breast with cast fireplace.

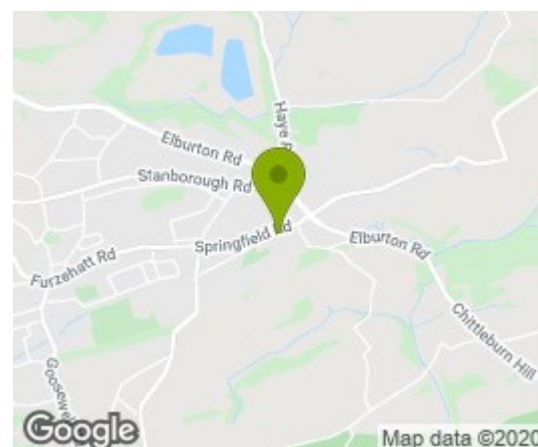
BEDROOM TWO 12'5 x 10'11 (3.78m x 3.33m)

uPVC double-glazed window to the rear elevation overlooking the garden and beyond. Chimney breast with cast fireplace. Built-in wardrobe to one side of the chimney breast with hanging rails and shelving. Further storage cupboard to the other side with loft access hatch.

OUTSIDE

To the front there is a paved pathway leading to the main front entrance, continuing around the side of the house, accessing the rear garden. Area laid to pebbles, stocked with a variety of shrubs. The rear garden enjoys a south-westerly aspect, with areas laid to decking, lawn and paving including a small pond and some shrubs. Pergola with potted wisteria. Outside power, lighting and tap.

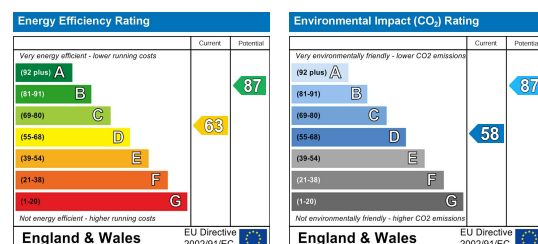
Area Map



Floor Plans



Energy Efficiency Graph



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