



8 Reservoir Road

Elburton, Plymouth, PL9 8JR

£269,950



Nicely presented older-style semi-detached house with entrance hall, lounge, spacious separate dining room, fitted kitchen, 3 bedrooms & beautifully fitted bathroom. Recently installed gas central heating system. Electric gates opening onto driveway leading to garage with remote door. Front & rear gardens.



8 RESERVOIR ROAD, ELBURTON, PL9 8JR

ACCOMMODATION

Front door opening into entrance hallway.

ENTRANCE HALLWAY 15'9 x 6'11 (4.80m x 2.11m)

Bamboo hard wood floor. Staircase ascending to the first floor accommodation. Doorways providing access to the ground floor accommodation.

LOUNGE 13'8 x 11'10 (4.17m x 3.61m)

Chimney breast with fireplace and gas fire. Window with fitted blind to the front elevation. Opening leading to the dining room.

DINING ROOM 11'11 x 11'10 (3.63m x 3.61m)

A generous separate dining room with double-glazed doors opening onto the rear garden. Doorway leading into the kitchen.

KITCHEN 11'7 x 8'9 (3.53m x 2.67m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Built-in double oven and grill. Separate 4-burner gas hob with cooker hood above. Composite one-&-a-half single drainer sink unit. Integral appliances including fridge, freezer, dishwasher and washing machine. Plinth heater. Window overlooking the garden. Doorway leading to the outside. Doorway leading to the entrance hall.

FIRST FLOOR LANDING 9'10 x 7' (3.00m x 2.13m)

Providing access to the first floor accommodation. Loft hatch. Window with fitted blind to the side elevation. Recessed boiler cupboard housing Glow-Worm boiler.

BEDROOM ONE 11'11 x 11'10 (3.63m x 3.61m)

Window with fitted blind to the front elevation.

BEDROOM TWO 11'11 x 11'10 (3.63m x 3.61m)

Window to the rear elevation with nice views.

BEDROOM THREE 8'9 x 8'8 max dimensions (2.67m x 2.64m max dimensions)

An 'L' shaped room. Window to the front elevation.

BATHROOM 9' x 6'6 at widest point (2.74m x 1.98m at widest point)

Beautifully-fitted comprising bath with built-in shower system over and fixed glass screen, wc and wash handbasin with cabinet beneath. Partly-tiled walls. Dual aspect with obscured windows to the rear and side elevations. Tiled floor. Chrome towel rail/radiator. Inset ceiling spotlights.

GARAGE 17'7 x 8'2 (5.36m x 2.49m)

Remote door to the front elevation. Window to the rear elevation. Power. Lighting.

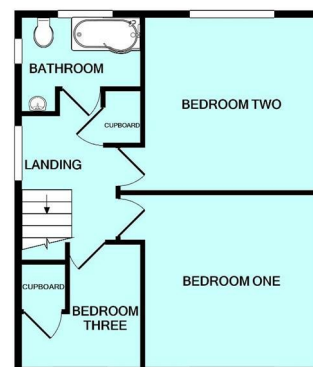
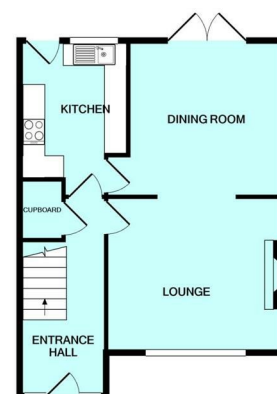
OUTSIDE

The house is approached via electric remote gates which open onto the brick-paved driveway running alongside the property to the garage. The front garden is hard landscaped for ease of maintenance laid to chippings and paving. The rear garden has areas laid to paving and artificial grass for ease of maintenance. Outside lighting. Fixed washing line. Outside tap.

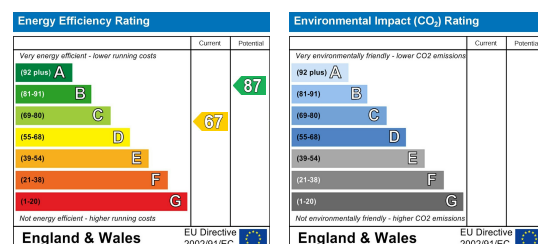
Area Map



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.