



## 18 Doddridge Close

Staddiscombe, Plymouth, PL9 9UP

**£169,950**



Superbly-presented corner-style house in a tucked away position with a lovely garden & an allocated parking space. Briefly, the accommodation comprises an entrance hall, living room, kitchen plus an extended double-glazed conservatory which opens onto the garden together with 2 bedrooms & a shower room. Double-glazing & central heating.





DODDRIDGE CLOSE, STADDISCOMBE, PL9 9UP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6' x 2'10 (1.83m x 0.86m)

Providing access to the ground floor accommodation. Recessed cupboard with shelving. Further recessed cupboard with coat hooks and shelving, also housing the gas meter.

KITCHEN 9'8 x 5'5 (2.95m x 1.65m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. Stainless-steel 4-burner gas hob with a cooker hood above. Space for fridge-freezer. Space and plumbing for washing machine.

LIVING ROOM 13'10 x 11'8 (4.22m x 3.56m)

Ample space for seating and dining. Staircase ascending to the first floor. Glazed door with full-height windows either side opening into the conservatory.

CONSERVATORY 11'7 x 8'11 (3.53m x 2.72m)

Constructed in uPVC double-glazing beneath a polycarbonate glazed roof. French doors providing access onto the garden. Fitted blinds.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 10'5 x 8'7 (3.18m x 2.62m)

Window to the rear elevation with views towards the River Tamar and Cornwall and also views towards Dartmoor. Recessed wardrobe and cupboards. Over-stairs storage cupboard.

BEDROOM TWO 8'6 max width x 7'5 (2.59m max width x 2.26m)

2 windows to the rear elevation.

BATHROOM 5'11 x 5'7 (1.80m x 1.70m)

Comprising a bath with a shower system over, pedestal basin and wc. Wall-mounted cabinet with a mirror. Obscured window with fitted blind.

OUTSIDE

Allocated parking space. The garden is level and mainly laid to lawn together with natural slate chippings, a timber shed, shrub bed and an access gate.

COUNCIL TAX

Plymouth City Council  
Council tax band B

SERVICES

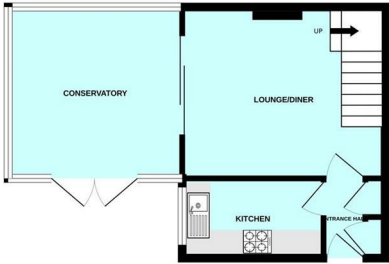
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

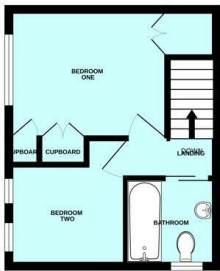


Floor Plans

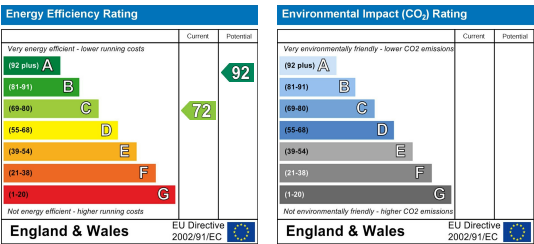
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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